



**RICHMOND HILL GATE, 1 RICHMOND HILL DRIVE, BOURNEMOUTH, DORSET, BH2**

**£239,000 LEASEHOLD**

An incredibly spacious two bedroom two bathroom third floor apartment located in the heart of Bournemouth town centre, which boasts a variety of shops, bars and restaurants with good transport links as well as award-winning beaches and Bournemouth Gardens – all within easy walking distance. The property is in good order throughout with a large south-westerly facing balcony, ample storage and secure parking.

Third floor | Two double bedrooms | Two bathrooms | Large lounge diner  
| Contemporary kitchen | Large private balcony (SW) | Good storage |  
Secure parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as popular high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



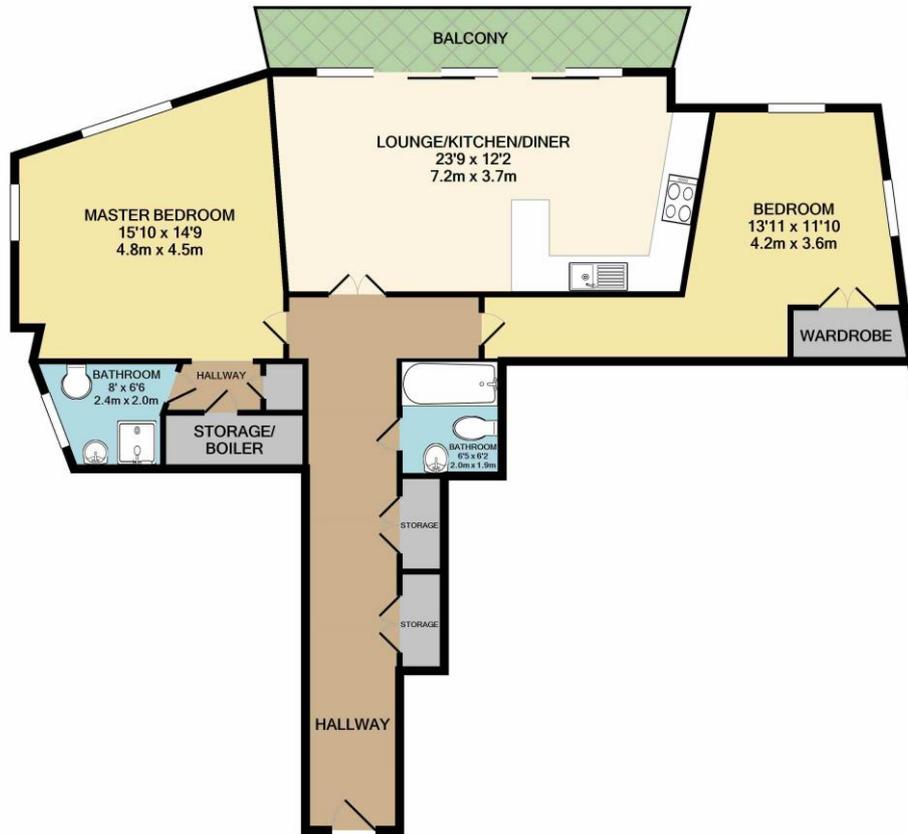
## DESCRIPTION

The property is situated on the third floor which can be accessed via a lift or stairs through well-presented communal hallways. A private front door then leads into the large entrance hallway which runs the length of the apartment housing two large storage cupboards and doors to principal rooms.

The lounge is a good size with ample room for a dining table and access onto the large and sunny private balcony through sliding patio doors. The kitchen is open plan to the lounge and is fitted with a range of base and eye level work units including built-in appliances and a breakfast bar area.

There are two generous double bedrooms, both with built-in wardrobes and the added benefit of a dressing area and an en-suite bathroom to the master bedroom. The family bathroom is tiled and comprises of a suite to include a WC, wash hand basin and panelled bath with shower above.

A secure and spacious underground parking space is allocated to the apartment.



TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** E

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2100 per annum

## AT A GLANCE

- Third floor
- Two double bedrooms
- Two bathrooms
- Large lounge diner
- Contemporary kitchen
- Large private balcony (SW)
- Good storage
- Secure parking

Westbourne | 01202 767633 |

**Winkworth**