



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

**£280,000 LEASEHOLD**

This seventh floor apartment boasts stunning sea views and modern contemporary living throughout. Situated in the heart of Bournemouth which benefits from popular shops, bars and restaurants, award winning beaches and good transport links. The property is bright and spacious with a large balcony and underground parking.

Sea views | Seventh floor | Two double bedrooms | Two modern bathrooms | Modern fitted kitchen | Large lounge diner | Sunny balcony | Underground parking

Westbourne | 01202 767633 |

**Winkworth**

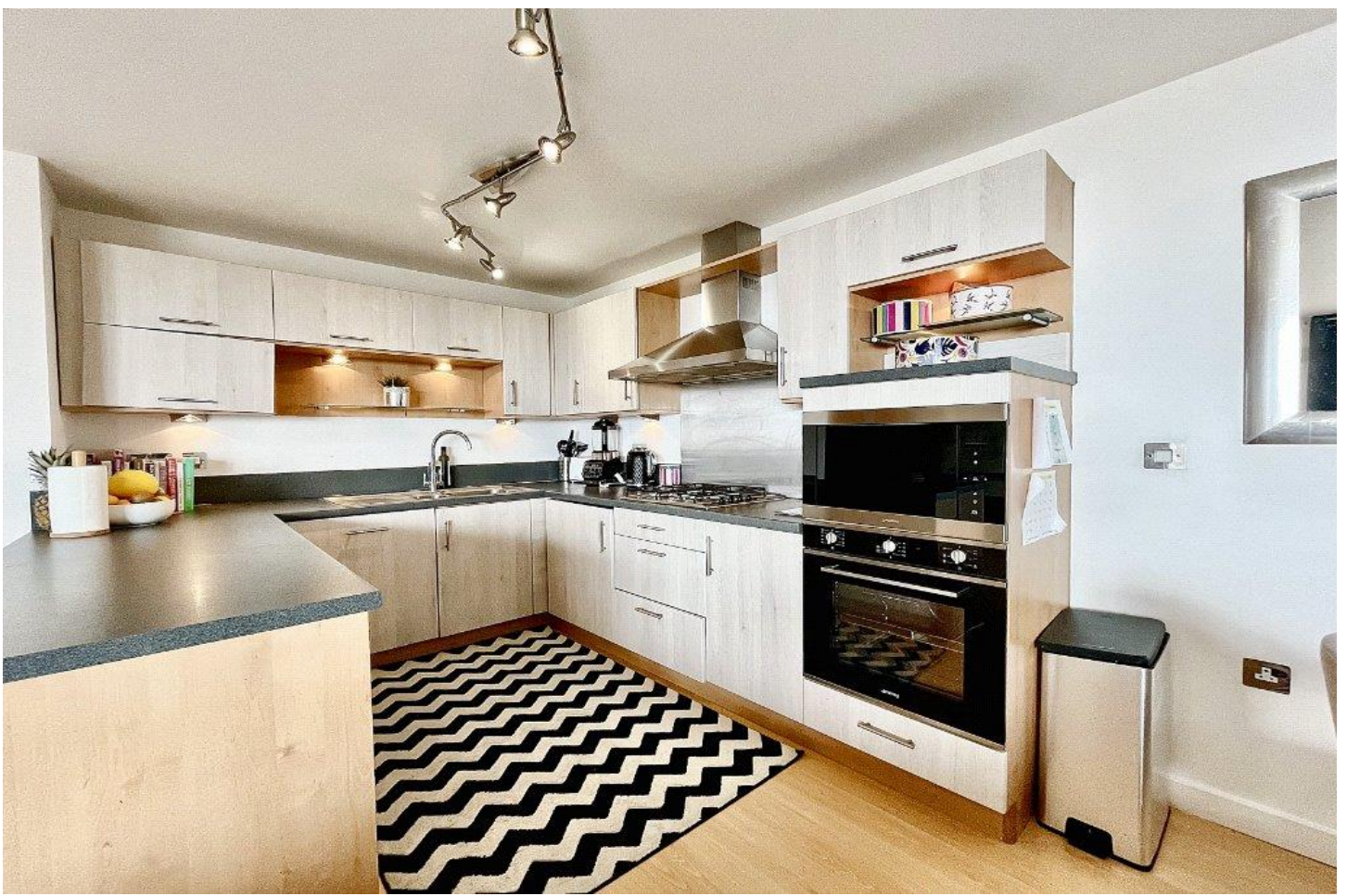


## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day. Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known 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.



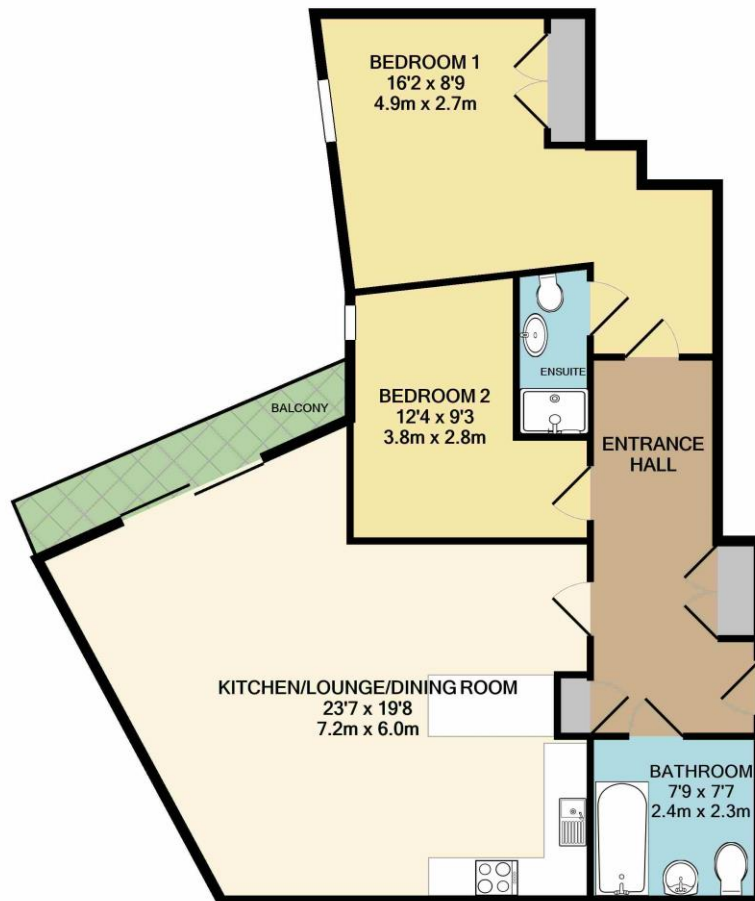
## DESCRIPTION

The apartment is situated on the seventh floor which is accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses the airing cupboard a storage cupboard and doors to principal rooms.

The lounge is a particular feature of the property; there is ample space for a dining room, stunning town and sea views from a large sliding patio door which goes on to the balcony. The kitchen area is open plan to the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and there is a breakfast bar area.

There are two bedrooms with the master bedroom having the added benefit of a fitted wardrobe and a modern ensuite shower room. The family bathroom is tiled and comprises of a suite to include WC, wash hand basin and panel bath with shower above.

An underground parking space is conveyed with the property.



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 is made for their condition or functionality. Made with Metropix ©2021

*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:** F

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2600 PER ANNUM

## AT A GLANCE

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