



**33a Richmond Wood Road, Queens Park, Bournemouth, Dorset,
BH8 9DG**



GARDEN FLAT WITH LONG LEASE - This spacious two double bedroom first floor flat is conveniently located just a short walk from Queens Park Golf Course and the local shops restaurants and bus routes found on Charminster High Street. The ground floor entrance leads up to a bright and spacious landing. The lounge has lots of natural light from the Southerly aspect bay window and high ceilings. There is a good sized kitchen/breakfast room overlooking the garden, a modern bathroom and separate WC as well as two large double bedrooms.

There is also the benefit of gas fired central heating and UPVC double glazing as well as access to the entire loft space.

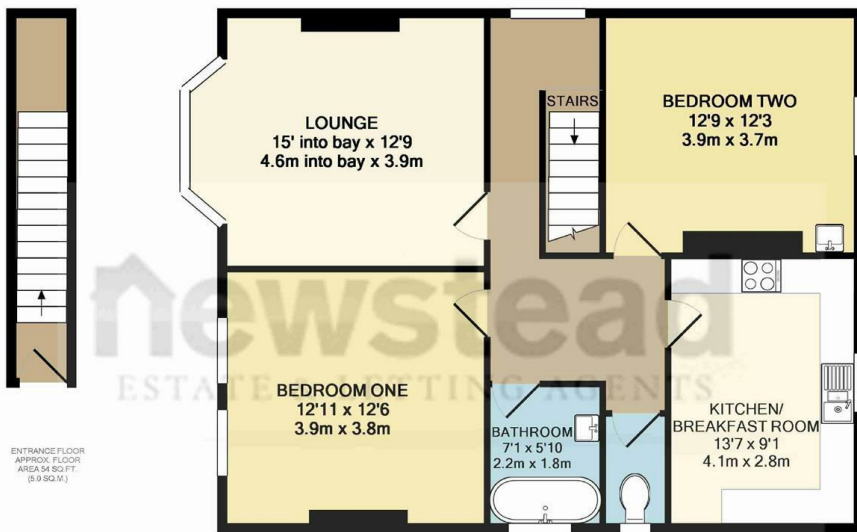
Outside the flat has a driveway providing off road parking, which leads down to the newly landscaped private garden, with a sunny decked area ideal for entertaining as well as a large well kept lawn enclosed on all sides with new fencing.

Leasehold: 160 years remaining

Ground Rent: £0

Buildings' Insurance: £150 per annum

Maintenance: As & when required (50/50 share with ground floor flat)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 54 SQ.FT.
(5.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.2 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
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