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# Roberts

Sales, Lettings & Block Management

**PURPOSE BUILT FLAT**

**£205,000**



Isabel Court, 181 Richmond Park Road, Bournemouth, BH8 8UB

- **Second Floor Purpose Built**
- **58 Square Metres**
- **Two Good Sized Bedrooms**
- **Lounge with Juliet Balcony**
- **Good-Sized Kitchen**
- **Modern Bathroom**
- **One Off Road Parking Bay**

- **Leasehold**
- **108-Year Lease**
- **Maintenance £1061pa**
- **Ground Rent £200pa**
- **EPC B-Rated**
- **Council Tax Band B**
- **B' Insurance £255pa**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

**Isabel Court, 181 Richmond Park Road, Bournemouth, BH8 8UB:**

Communal entrance leads to stairs & landings, The flat lies on the second (top) floor.

**Entrance** Plain coved ceiling with ceiling light point and hatch providing  
**Hallway:** access to loft. Entry phone receiver and single panelled radiator.

**Lounge / Diner:** **17' 1 x 12' 10 / 5.20m x 3.92m (approx')**  
Having plain corniced ceiling with ceiling light point. Feature UPVC double-glazed tilt-and-turn patio door to Juliet balcony with tree top outlook. Double panelled radiator and television / media point.

**Kitchen:** **12' 3 x 9' 3 / 3.75m x 2.82m (approx')**  
Having plain corniced ceiling with railed low level downlighter. UPVC double-glazed window to rear aspect.  
A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and space for fridge / freezer. Integrated electric oven with four-burner gas hob and cooker hood over. Space for dishwasher. Splash back tiling and tiled flooring. Cupboard housing wall mounted gas central heating combination boiler. Walk-in fitted storage cupboard at 4' 1 x 3' 8 / 1.24m x 1.12m (approx') housing electrics consumer unit.

**Bedroom One:** **11' 6 x 8' 10 / 3.50m x 2.69m (approx')**  
Having plain corniced ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect and single panelled radiator.

**Bedroom Two:** **10' 7 x 8' 10 / 3.22m x 2.69m (approx')**  
Having plain corniced ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect and single panelled radiator.

**Bathroom:** **6' 3 x 5' 10 / 1.91m x 1.78m (approx')**  
Having plain corniced ceiling with ceiling light point and fitted extractor. Panelled bath with fitted glass shower screen and electric shower over. Vanity unit with inset wash hand basin and mixer tap. Close coupled WC. Tiled walls, tiled flooring and ladder style heated towel rail. Combined light and shaver point.

**Outside:** The property sits in well-presented and well-maintained communal grounds. One allocated off road parking space conveyed to the property. Bin store to the front of the property and brick-built cycle store to the rear of the building.

**Tenure:** **Leasehold: 108-Years remaining**  
**Charges:** **£1,061 p/a maintenance, £255.37 buildings insurance pa**  
**£200 p/a ground rent. Council tax band C**



**Second (Top) Floor**

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The floor plan shows the following rooms and dimensions:

- Kitchen:** 12'3" x 9'3" (3.75m x 2.82m)
- Bedroom Two:** 11'7" x 8'10" (3.22m x 2.69m)
- Bedroom One:** 11'6" x 8'10" (3.50m x 2.69m)
- Lounge / Diner:** 17'1" x 12'10" (5.20m x 3.92m)
- Bathroom**
- Cupboard**

58 Square Metres / 624.31 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

