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Sales, Lettings & Block Management

PURPOSE BUILT MAISONETTE

£200,000



Hadley Court, 127 Richmond Park Road, Bournemouth, BH8 8UA

- **Purpose Built Maisonette**
- **Ground & First Floor**
- **Two Bedrooms, 52 Sq'M**
- **South Facing Rooms**
- **Private Entrance**
- **Allocated Parking Space**
- **Vacant & Chain Free**

- **Share in the Freehold with 979-Yr Lease**
- **Maintenance £1,500pa**
- **Ground Rent Nil**
- **EPC C-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

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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.

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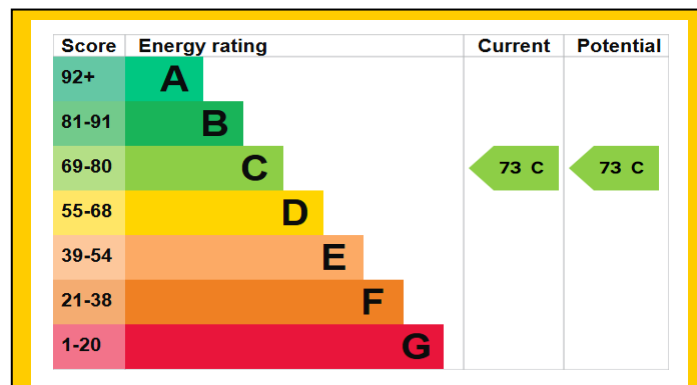
UPVC double-glazed private entrance front door leads into:

- Entrance Hallway:** Plain covered ceiling with ceiling light point. Central heating thermostat and controls and Single panelled radiator. Fitted electrics consumer unit. Under stairs storage cupboard with hanging rail and shelving.
- Lounge / Diner:** **13' 3 x 10' 7 / 4.04m x 3.23m (approx')**
Plain covered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator, television / media point and telephone point.
- Kitchen:** **10' 6 x 6' 7 / 3.20m x 2.01m (approx')** Plain ceiling with ceiling light point and fitted extractor. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space for fridge freezer and space and plumbing for washing machine. Splash back tiling and double panelled radiator. Wall mounted gas central heating combination boiler.

Stairs from entrance hallway to first floor landing

- Landing:** Plain covered ceiling with ceiling light point and mains wired smoke detector.
- Bedroom One:** **11' 5 x 10' 7 / 3.48m x 3.23m (approx')** Plain covered ceiling with ceiling light point and hatch providing access to loft. UPVC double-glazed window to rear aspect. Double panelled radiator and telephone point.
- Bedroom Two:** **8' 7 x 8' 2 / 2.62m x 2.49m (approx')** Plain covered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bathroom:** **10' x 5' 3 / 3.05m x 1.60m (approx')** Plain covered ceiling, ceiling light point and fitted extractor. UPVC double-glazed frosted window to side aspect Panelled bath with handrails, shower mixer tap and glass shower screen. Pedestal wash hand basin and low-level WC. Full tiled walls and single panelled radiator.
- Outside:** The property lies in well maintained & well-presented communal grounds laid to lawn with an array of mature and established bushes, trees and shrubs. The property benefits from one allocated parking space which is conveniently positioned adjacent to the property's private entrance. The parking space can be seen from the property. Further visitor parking spaces on site.

- Tenure:** Share in the freehold with a 979-year lease
- Charges:** Annual maintenance charge of £1,500 per annum (£750 paid twice yearly)
This includes buildings insurance, sinking fund and maintenance and upkeep.
- Ground Rent:** Nil **Council Tax:** Band B





52 Square Metres
559.72 Square Feet

