



Warwick Court

136 Richmond Park Road, Bournemouth, Dorset
BH8 8TP

Guide Price £175,000

- SPACIOUS APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- GARAGE
- LONG LEASE
- NO FORWARD CHAIN
- QUEENS PARK LOCATION
- IDEAL FIRST TIME BUY



HOUSE & SON

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We are pleased to offer for sale this well-presented two-bedroom second-floor flat, situated within Warwick Court, a purpose-built development conveniently located in the sought-after Queens Park area of Bournemouth. The property benefits from double glazing throughout, a recently installed gas-fired combination boiler, a long lease, and is offered with no forward chain.

Access is via a secure communal entrance, with stairs rising to the second floor. Upon entry, a welcoming reception hallway leads into the heart of the home. The spacious lounge/diner offers ample room for both seating and dining, while the separate kitchen/breakfast room is fitted with a range of base and eye-level units, with space for freestanding appliances and a breakfast table.

There are two bedrooms: a well-proportioned main double bedroom, and a good-sized second bedroom that would also suit. The bathroom is fitted with a white suite comprising a panelled bath with a shower over, wash basin and WC.

Externally, the property benefits from a garage situated within the block, along with access to well-maintained communal grounds and non-allocated residents' parking. The development also features a secure entry system.

Located just a short walk from the local shops and cafés of Charminster, and within easy reach of Winton High Street, the property is well served by regular bus routes, with Bournemouth railway station approximately one mile away, offering direct services to London Waterloo and beyond.

The flat is located within catchment for several well-regarded schools, including:

Queens Park Infant Academy

Queens Park Junior Academy

Bournemouth School

Bournemouth School for Girls (subject to admissions)

With recreational facilities such as Queens Park Golf Course, green spaces, and gym amenities nearby, this property combines comfortable living with convenient access to the best of Bournemouth.

A superb opportunity with no forward chain – early viewing recommended.

COMMUNAL ENTRANCE

STAIRS TO SECOND FLOOR

PRIVATE ENTRANCE

RECEPTION HALLWAY

12' 4" x 2' 11" (3.76m x 0.89m)

LOUNGE/DINER

13' 11" x 11' 11" (4.24m x 3.63m)

INNER HALLWAY

6' 10" x 2' 11" (2.08m x 0.89m)

KITCHEN/BREAKFAST ROOM

9' 10 max" x 8' 11" (3m x 2.72m)

BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m)

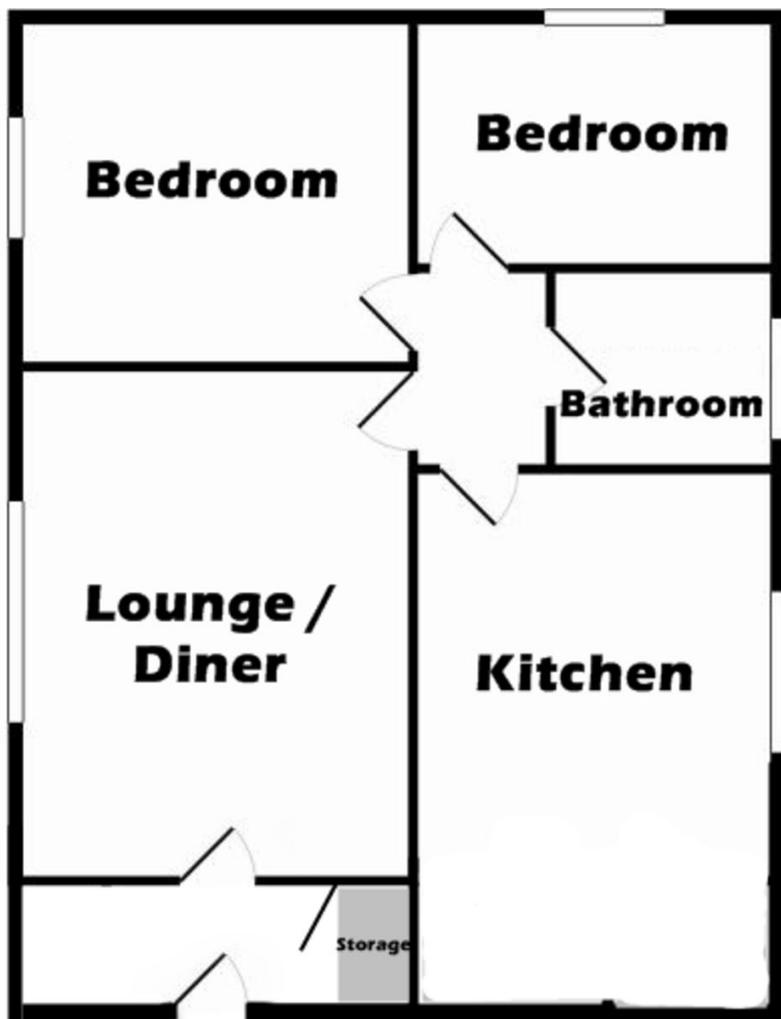
BEDROOM TWO

8' 11" x 8' 11" (2.72m x 2.72m)

BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m)





COUNCIL TAX BAND

Tax band

TENURE

Leasehold

LOCAL AUTHORITY

BCP

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 11 Wernick Court 136, Richmond Park Road BOURNEMOUTH BH9 5TP	Energy rating D	Valid until 13 April 2026
	Certificate number 8776-6038-9740-7657-8996	

Property type	Top-floor flat
Total floor area	65 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements