

Flat 4, 6 Cromer Road, Queens Park  
Bournemouth, Dorset, BH8 9BW

Guide Price **£235,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
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# A quirky maisonette in Queens Park!

Full of character, this 'nearly unique' two double bedroom maisonette offers accommodation over two floors of a well-maintained character conversion just 100 yards from Queens Park Golf course.

The apartment offers over 800 square foot of well-presented accommodation and feels more like a little house than an apartment.

Both bedrooms are good doubles, with the largest set on the first floor and benefitting from a modern En-Suite shower room whilst the second bedroom can be found on the second ( top ) floor along with the open plan living space and bathroom.

The open plan living/Diner/Kitchen is a great space to cook, dine and relax. Although head height is restricted with eaves, it offers bags of character with plenty of space for sofas, dining table and other furniture.

The kitchen has been fitted with a range of modern eye level and base

units, a built-in gas hob with electric oven below and space for other white goods.

The bathroom offers a bath, WC and vanity wash hand basin and a Velux window for natural light and ventilation.

Externally, The apartment benefits from an off-road parking for one car to the rear, a garden shed. and a communal paving area with access to a shared washing line.

TENURE: The apartment is leasehold with 163 remaining on the lease.

Council Tax - Band C.

EPC - Band E (41)



## KEY POINTS

House-like apartment

Two double bedrooms

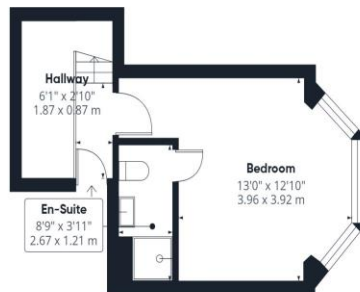
Two bath/shower rooms

Accommodation over two floors

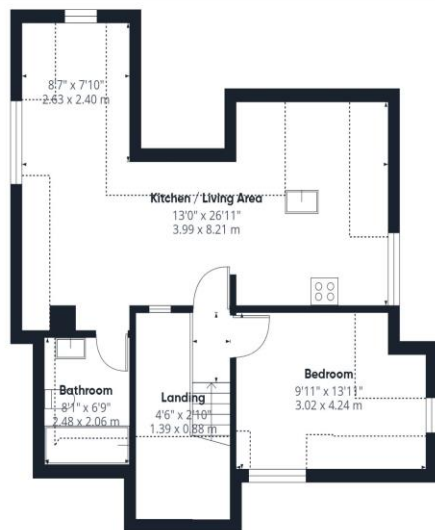
Modern & well presented

100 yards from Queens Park

Off road parking



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

838 ft<sup>2</sup>  
77.9 m<sup>2</sup>

**Reduced headroom**

177 ft<sup>2</sup>  
16.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

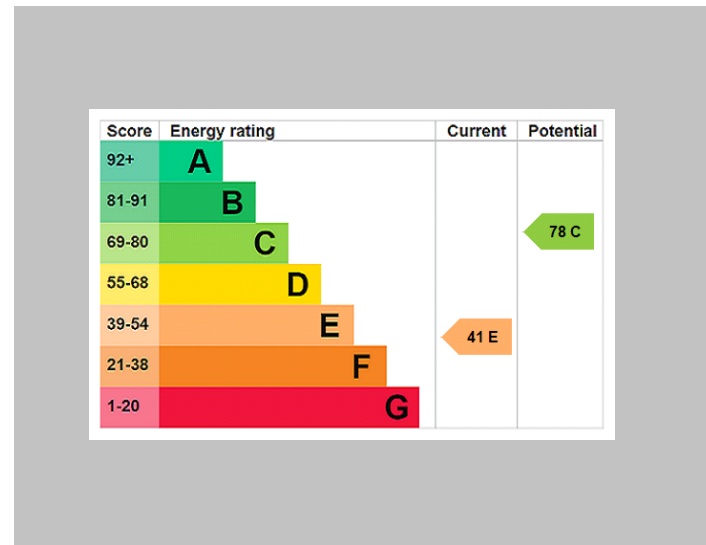
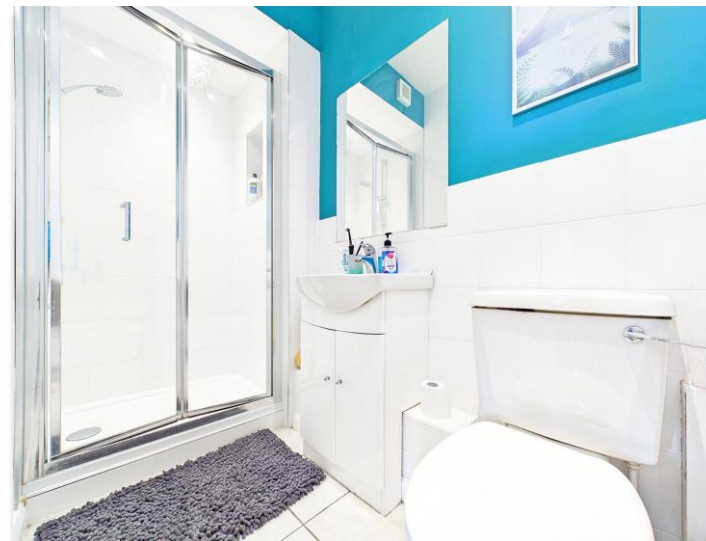
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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