





# Oliver Court Cromwell Gardens Bournemouth BH5 2DG

for sale offers in excess of  
**£200,000**



## Property Description

Connells are delighted to present a truly stylish and spacious two-bedroom top-floor apartment, offering an exceptional blend of modern living and coveted coastal convenience in the highly desirable area of Southbourne. Perfectly positioned just a short stroll from the vibrant independent shops, cafés, and restaurants of Southbourne Grove, this property provides immediate access to a relaxed yet lively seaside lifestyle. Furthermore, its location is unparalleled for leisure, situated mere moments from award-winning cliff tops and the golden sandy beaches that stretch from Hengistbury Head to Sandbanks.

Set within a well-maintained residential development, this apartment is presented in immaculate, turnkey condition, benefiting from newly fitted carpets and a freshly redecorated lounge area. The heart of the home is a bright, open-plan lounge, kitchen, and dining area, ideal for contemporary entertaining. Practicality is assured with two generous double bedrooms, ample storage (including loft space and hallway cupboards), and essentials like gas-fired central heating and an entry intercom system. Crucially, the property includes the highly sought-after benefit of one allocated parking space, complementing the excellent transport links, including Pokesdown train station just 400 metres away for easy commuting to Bournemouth, Southampton, and London.

### Bed 1

10' 8" x 14' 11" ( 3.25m x 4.55m )

### Bed 2

9' 11" x 11' ( 3.02m x 3.35m )

### Kitchen/Lounge/Diner

13' 9" x 21' 2" ( 4.19m x 6.45m )



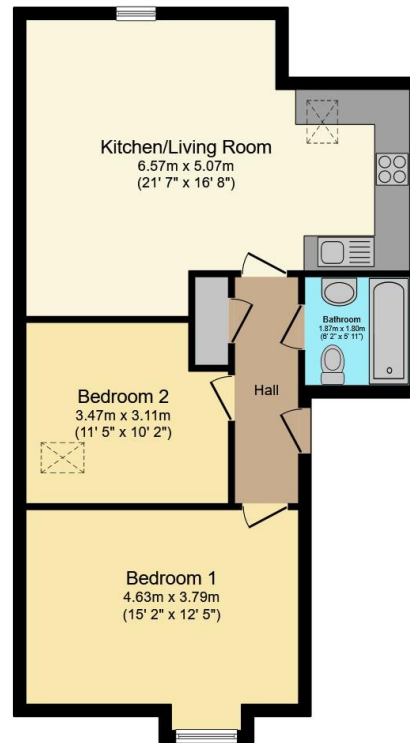












Total floor area 64.6 m<sup>2</sup> (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: B

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306436](http://connells.co.uk/Property/SBN306436)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SBN306436 - 0004