



**Q**Quinn & Co  
ESTATE AND LETTING AGENTS

**Cromer Road, Queens Park,  
Bournemouth**

- Two bedroom maisonette
- Ensuite shower room
- Kitchen/living space nearing 27ft
- Allocated parking space

**£225,000**

**EPC Rating 'E'**







## Property Description

Two Double Bedroom Maisonette – Queens Park, Bournemouth

Situated within the sought-after location of Queens Park, Bournemouth, this beautifully presented two double bedroom maisonette offers spacious and versatile accommodation arranged over the first and second floors.

The first floor features a lovely master bedroom with a large bay window, providing plenty of natural light, along with a modern en-suite shower room.

The second floor boasts an impressive open-plan kitchen/living area approaching 27ft, creating an ideal space for both relaxing and entertaining. The kitchen is fitted with a built-in oven, hob and dishwasher. Also on this level is a further double bedroom, complete with a charming feature circular window, and a family bathroom.







Additional benefits include gas central heating, an allocated parking space, communal patio area and a private shed.

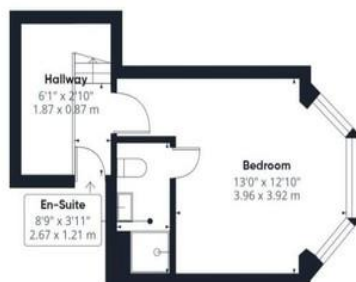
The property is offered with a long lease of approximately 163 years remaining, annual maintenance charges of £1,073, and building insurance at £368. Council Tax Band C. Offered with no forward chain, making it ideal for first-time buyers, investors or those seeking a smooth purchase.



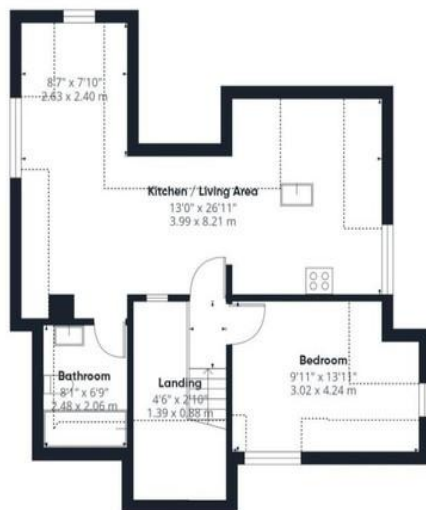








Ground Floor



Floor 1

**Approximate total area<sup>®</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.

GIRAFFE360

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