



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
 1098 sq.ft. (102.0 sq.m.) approx.



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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7a Cromer Road, QUEENS PARK, Dorset BH8 9BW

£450,000

The Property

Brown and Kay are delighted to market this character apartment positioned in the highly sought after area of Queens Park, within walking distance of the golf course. This generously proportioned home occupies the entire first floor of this period building and affords a blend of timeless features combined with modern amenities such as an elegant living room with access to a roof terrace, a well fitted 20' kitchen/dining room, an impressive master bedroom, shower room and separate w.c. Furthermore, the home benefits from its own garden to the front with a good size area of lawn and area for seating, together with a parking space to the front of your garage.

Queens Park is a desirable location with tree lined roads, homes of similar calibre, and an 18 hole Golf Course within strolling distance. Castle Point with its restaurants, a large Marks and Spencer with food hall, and a mix of other shopping facilities is close by as is Bournemouth town centre with its wide and varied range of shopping and leisure pursuits with award winning, golden sandy beaches beyond.

AGENTS NOTE - PETS

We are advised pets may be permitted subject to prior permission from the fellow freeholders.

ENTRANCE

Secure entry system, stairs with half turn landing and feature stained glass window, lead to the first floor.

ENTRANCE HALL

Welcoming entrance hall with high ceilings.

LIVING ROOM

18' 0" x 14' 0" (5.49m x 4.27m) An elegant room with tasteful decor featuring high ceilings, skirting and cornicing, fireplace with surround and mantel, large alcove with UPVC double glazed sliding door and adjacent windows opening to the roof terrace, additional window to the side with fitted shutter, radiator.

ROOF TERRACE

A lovely addition to the home with pleasant outlook and ample space for al fresco dining.

KITCHEN/DINING ROOM

20' 1" x 12' 2" (6.12m x 3.71m) which narrows to 9'10" in the kitchen area. Fitted with a range of wall and base units with roll edge work surfaces, built-in four point gas hob, built-in electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, integrated fridge/freezer, rear and side aspect UPVC double glazed windows (fitted shutter in dining window).

BEDROOM ONE

14' 1" x 13' 5" (4.29m x 4.09m) and 16' 1" (4.90m) into bay. An impressive room again featuring high ceilings, skirting and cornicing, the focal point being a beautifully curved double glazed window with ample space for casual seating, a perfect spot to retreat to! Radiator.

BEDROOM TWO

15' 2" x 14' 1" (4.62m x 4.29m) Large side aspect UPVC double glazed bay window with fitted shutter, radiator, set of fitted wardrobes.

BEDROOM THREE/HOME OFFICE

8' 2" x 7' 2" (2.49m x 2.18m) Side aspect UPVC double glazed window with fitted shutter, radiator.

SHOWER ROOM

Suite comprising double shower cubicle, w.c. and wash hand basin. UPVC double glazed frosted window with fitted shutter.

SEPARATE W.C.

High flush w.c. and wash hand basin, UPVC double glazed frosted window.

PRIVATE FRONT GARDEN

The front garden is conveyed with the apartment with area of lawn and seating area surrounded by established trees and planting.

GARAGE

With off road parking to the front of the garage, power and light.

TENURE - SHARE OF FREEHOLD

Length of Lease - Remainder of a 999 year lease
Maintenance - £50 per month

COUNCIL TAX - BAND D