

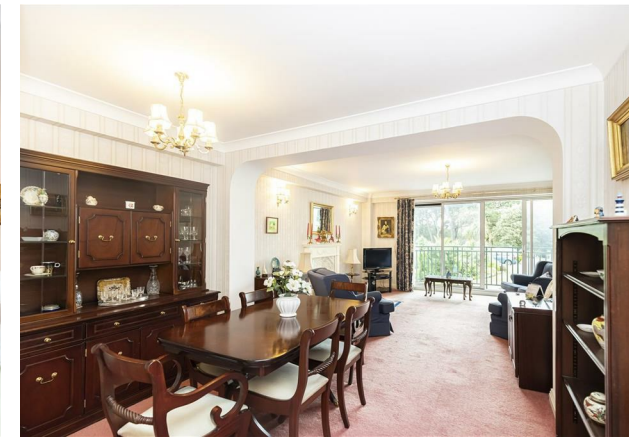


STRATTON OAK ESTATES

97 Manor Road, Bournemouth, BH1 3EX  
£295,000

A RARE acquisition of a SPACIOUS apartment in the sought after Keverstone Court, with ELEVATED POSITION from ground level that is being offered for sale for the FIRST TIME SINCE NEW with share of freehold and CHAIN FEE! Presented to a high standard throughout, enjoying SOUTH FACING VIEWS across the grounds towards the coast from TWO PRIVATE BALCONIES along with a very generous lounge/diner, good sized double bedrooms, two bathrooms and an allocated covered parking space.

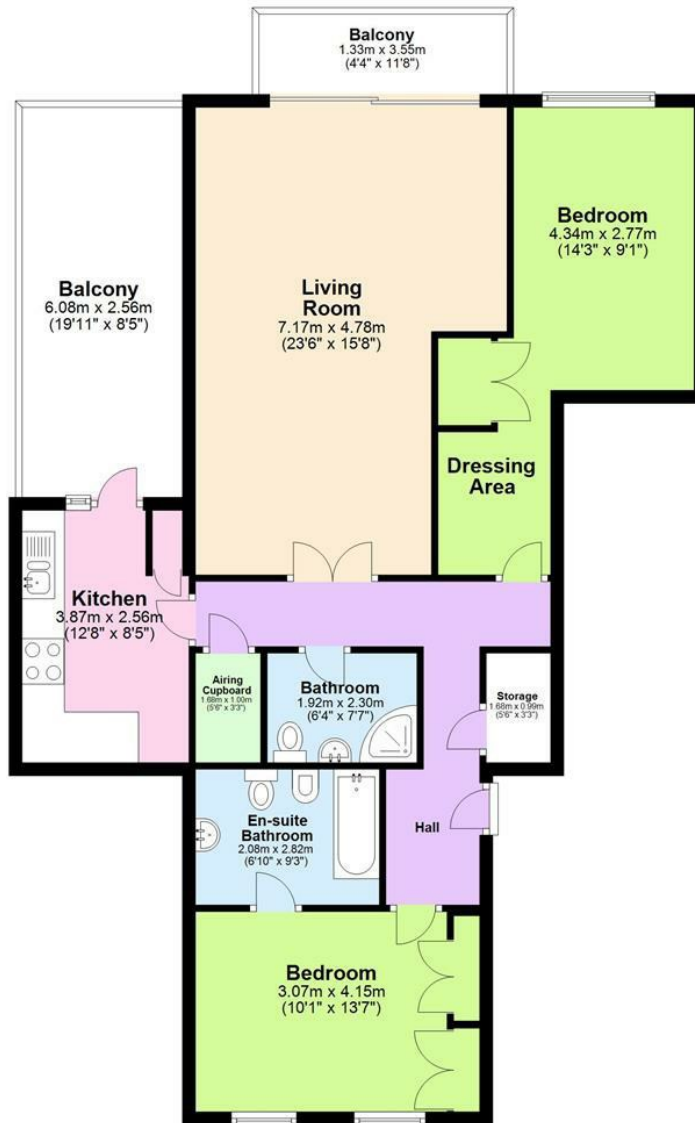
- Located on the favored East Cliff, with a short walk to the overcliff down the zig Zag and then onto the beach
- Rare ground floor apartment residing in the sought after Keverstone Court gated development
- Impressive 23ft lounge/diner extending to sliding doors opening to a private balcony with views across the grounds and towards the coastline
- Kitchen/breakfast rooms with integrated appliances and access to a second patio balcony with Southerly aspect
- Two generous sized double bedrooms with ensuite bathroom to Master
- A well presented apartment throughout and coming to market for the first time since new!
- Conveyed with an allocated covered parking space
- The apartment comes with a Share of the Freehold and is offered Chain Free.





STRATTON OAK ESTATES

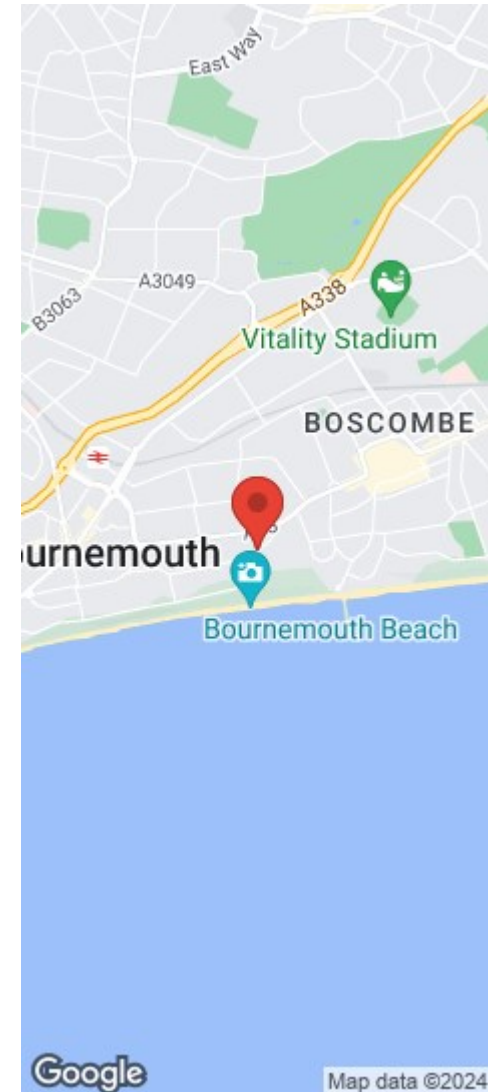
**Ground Floor**  
Approx. 97.8 sq. metres (1053.0 sq. feet)



Total area: approx. 97.8 sq. metres (1053.0 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



STRATTON OAK ESTATES

Floor 1, The Chocolate Box 8 - 10 Christchurch Road, Dorset, Bournemouth, BH1 3NA  
info@strattonoakestates.com | T. 01202 237580 | www.strattonoakestates.com