



STRATTON OAK ESTATES

24 Wimborne Road, Bournemouth, BH2 6NU
£186,000

This IMMACULATELY PRESENTED top floor apartment WITH LIFT, is IDEALLY LOCATED in the sought after Meyrick Park providing easy access to Bournemouth Town and Beach. Boasting a modern open plan living area, generous double bedroom, allocated parking space and a long lease.

- Immaculately presented Apartment, ideally located in the sought after Meyrick Park.
- Large open plan living area, with generous lounge boasting a feature pyramid window.
- Modern kitchen with ample workspace and integrated appliances.
- Generous double bedroom with high ceiling line and fitted wardrobes.
- Modern apartment residing on the top floor accessed via lift
- Allocated parking with the addition of two visitor parking spaces also available.
- Well maintained modern development within walking distance to Bournemouth Town and beach.
- Secure code locked bike shed
- Great transport links close by and the main train station is just 8-10 min walk away
- Vendor suited!

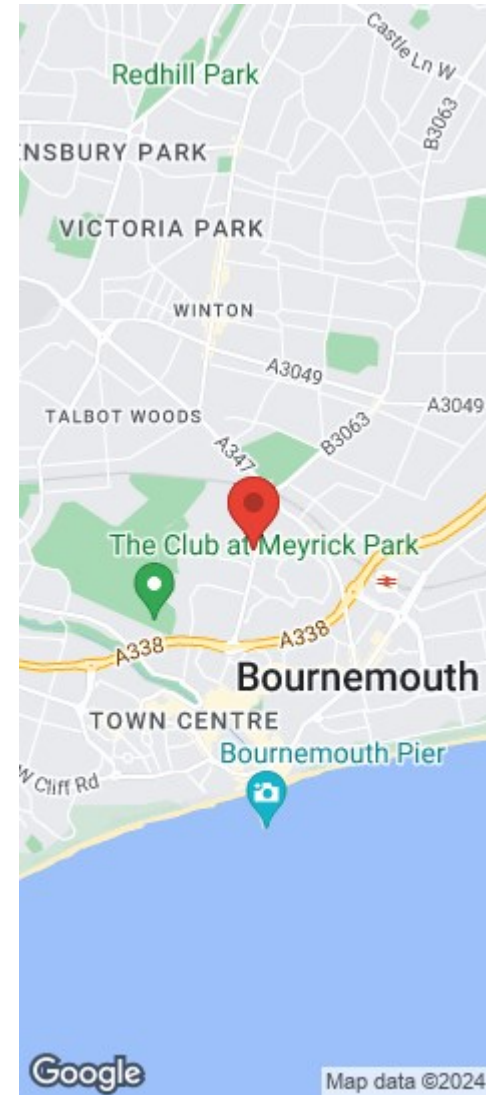




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(1-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-80) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



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