



STRATTON OAK ESTATES

41 Christchurch Road, Bournemouth, BH1 3NS

£275,000

This SPACIOUS Third Floor APARTMENT resides in the popular Kingfisher Court development with a PRIVATE SOUTH WEST BALCONY and garage parking. Ideally located within a short walk to the East Cliff with stunning views and easy access to the Award Winning beach. Bournemouth Town is only minutes away with great transport links on the doorstep for access to Bournemouth and surrounding areas.

- Very spacious and well presented apartment in the sought after Kingfisher Court development
- ??Ideally located in East Cliff within a short walk to the Overcliff with stunning views and easy access to the Award Winning beach
- Transport links are on your doorstep taking you to Bournemouth Town and beyond
- The property is situated on the third floor with lift and stair access
- Good sized South Westerly private balcony with a far reaching tree lined view towards the coast
- Two double bedrooms with a generous Master which has an ensuite bathroom
- Spacious lounge/diner with good sized kitchen/breakfast room adjacent
- The apartment has a Share Of The Freehold
- The property is conveyed with a garage and there is also visitor parking available
- Being offered with No Forward Chain!

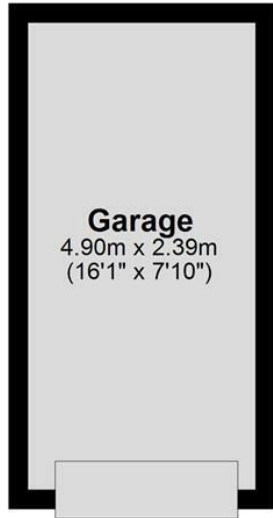




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Third Floor
Approx. 86.2 sq. metres (927.8 sq. feet)

Garage
Approx. 11.7 sq. metres (126.1 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 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 ₂) Rating			
Very energy efficient - lower running costs	Current	Future	Very environmentally friendly - lower CO ₂ emissions	Current	Future
(92-98) A			(01-9) A		
(81-91) B			(10-20) 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			(61-70) 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	



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