



STRATTON OAK ESTATES

8 - 10 Christchurch Road, Bournemouth, BH1 3NA  
Guide Price £265,000



**\*\*CASH BUYERS ONLY\*\*** / Located on the 4th floor of The Chocolate Box this immaculately presented 2 bedroom and 2 bathroom apartment resides in the Hub of Bournemouth. Within walking distance to the Town, beach and transport links and offers far reaching Southerly Cityscape views.

- Immaculately presented 4th Floor apartment in the prestigious Chocolate Box
- Ideally located in the Hub of Bournemouth within walking distance to the Town and Award Winning Beach.
- Modern open plan living area with wood flooring and large Southerly facing aspect
- Far reaching Cityscape views towards the coastline with Sea glimpses
- Easy access to transport links and 5 minutes from Bournemouth Station with a direct line to/from Waterloo station.
- One secure allocated parking space and a long lease at circa 119 years.
- Two good sized double bedrooms with ensuite to Master.
- Upgraded lighting system throughout offering fully dimmable/color changing LED spotlights.
- Kitchen has fully integrated appliances including fridge / freezer, washer / dryer, dishwasher and induction hob.
- Would make an ideal holiday home or long term investment







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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 plus) A			(10 plus) A		
(81-91) B			(91-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D		
(39-54) E		67	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total Area: 71.4 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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