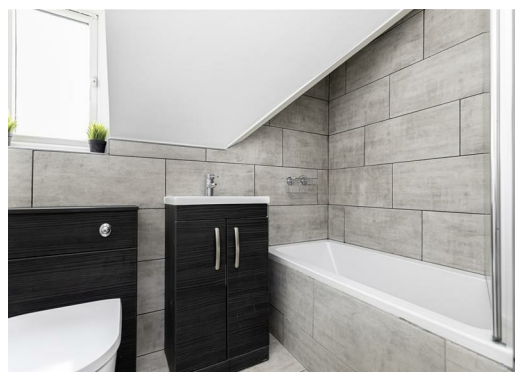




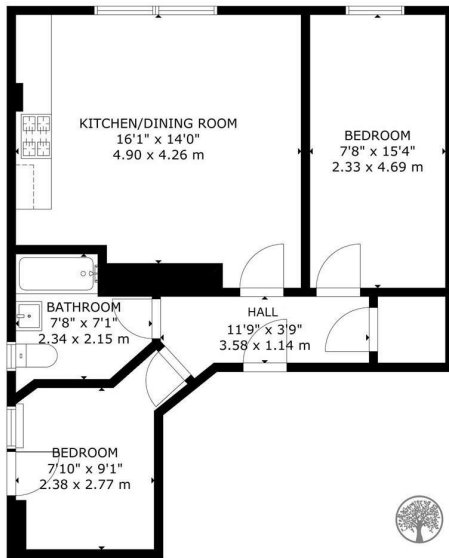
STRATTON OAK ESTATES



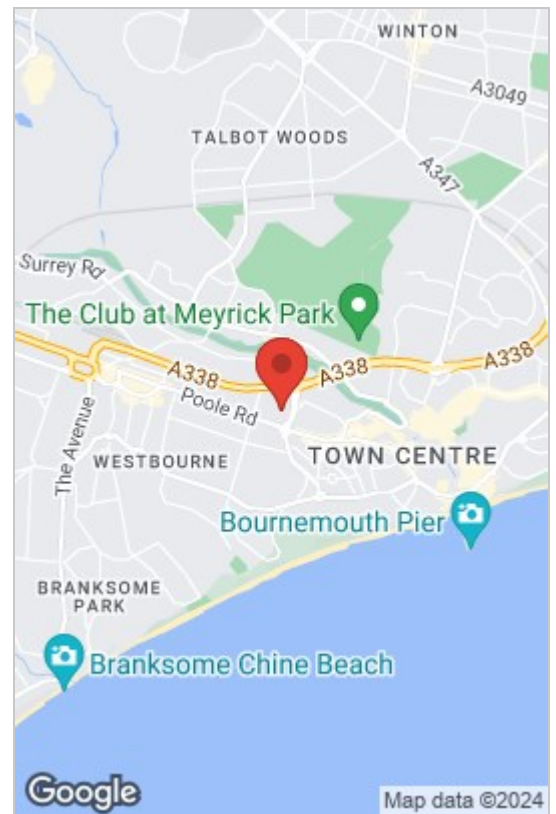
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Flat 38 Norwich Mansions Norwich Avenue West, Bournemouth, BH2 6AL

FLOOR 1, THE CHOCOLATE BOX 8 - 10 CHRISTCHURCH ROAD, DORSET, BOURNEMOUTH, BH1 3NA  
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



GROSS INTERNAL AREA  
TOTAL: 52 m<sup>2</sup>/561 sq.ft  
FLOOR 1: 52 m<sup>2</sup>/561 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



- Good location within walking distance to both Westbourne High Street and Bournemouth
- Presented to a good level throughout with recent decoration and a selection of new carpets
- Spacious apartment residing on the second floor of the popular Norwich Mansions
- Modern and bright open plan kitchen/living space
- Two double bedrooms serviced by a family sized bathroom
- Allocated off road parking
- Within easy reach of the Award Winning sandy beach
- Being conveyed with a long lease and No Forward Chain!

IDEALLY LOCATED just a short stroll from WESTBOURNE High Street AND BOURNEMOUTH Town with its Award Winning beach. WELL PRESENTED THROUGHOUT with recently having new decor and carpets, ready to move straight in with No Forward Chain!

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	73		

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.