



STRATTON OAK ESTATES

18a Jameson Road, Bournemouth, BH9 2QF
Offers In Excess Of £250,000

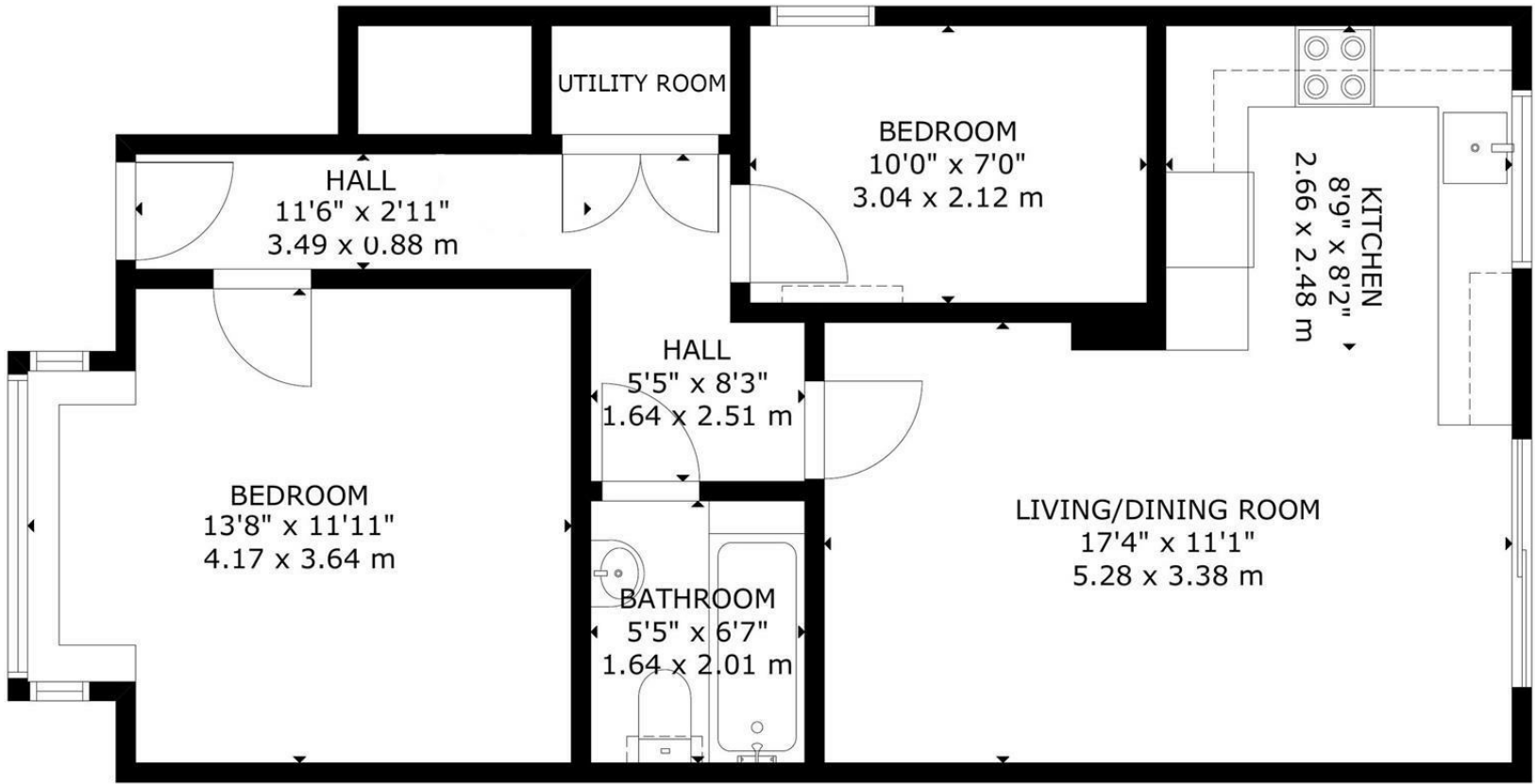
Immaculately presented Ground Floor Apartment with DIRECT ACCESS to a LARGE LOW MAINTENANCE GARDEN, ideal for outside entertaining. OPEN PLAN LIVING AREA with modern kitchen, smart heating throughout and a substantial Master bedroom. Allocated parking to the front & offered with Freehold and No Onward Chain!

- Fully renovated, immaculately presented Ground Floor Apartment with smart heating throughout.
- Ideally located within easy reach of Winton High Street and transport links to Bournemouth Town, University and the Award Winning beach.
- Open plan living with a spacious lounge/diner that offers direct access to the garden via double french doors.
- Modern kitchen with integrated appliances, under and over counter lighting coupled with low level PIR lights.
- Conveyed with the Freehold.
- Spacious Master bedroom with large bay window and intelligent lighting.
- Large secure storage area with access from both the front and rear of the property.
- Off road allocated parking.
- Extensive private garden, low maintenance with power & lighting creating ideal alfresco dining space inc. outside kitchen area.
- Offered with No Onward Chain!

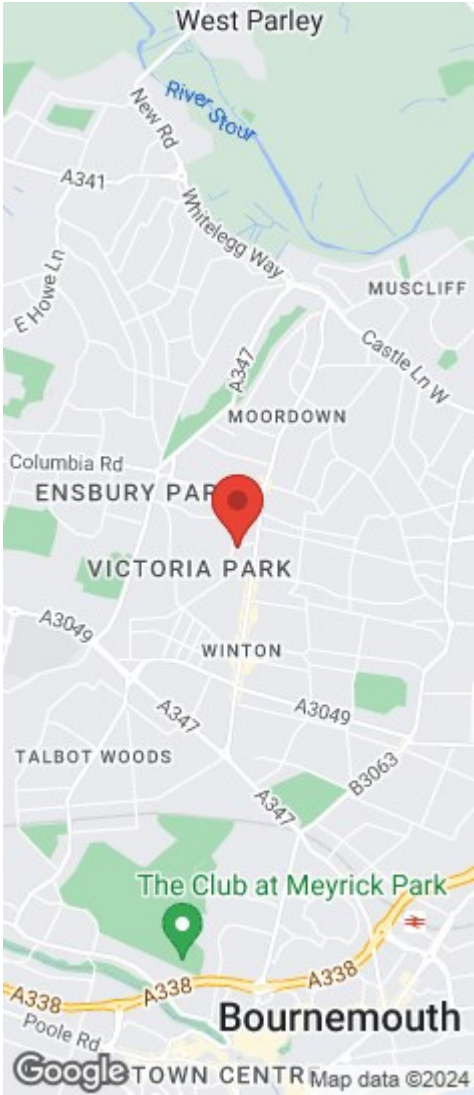




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 60 m²/646 sq.ft
 FLOOR 1: 60 m²/646 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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