



STRATTON OAK ESTATES



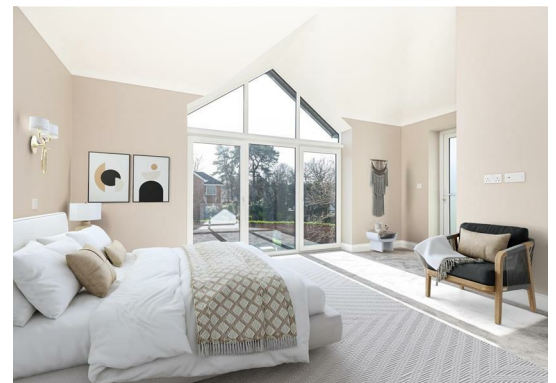
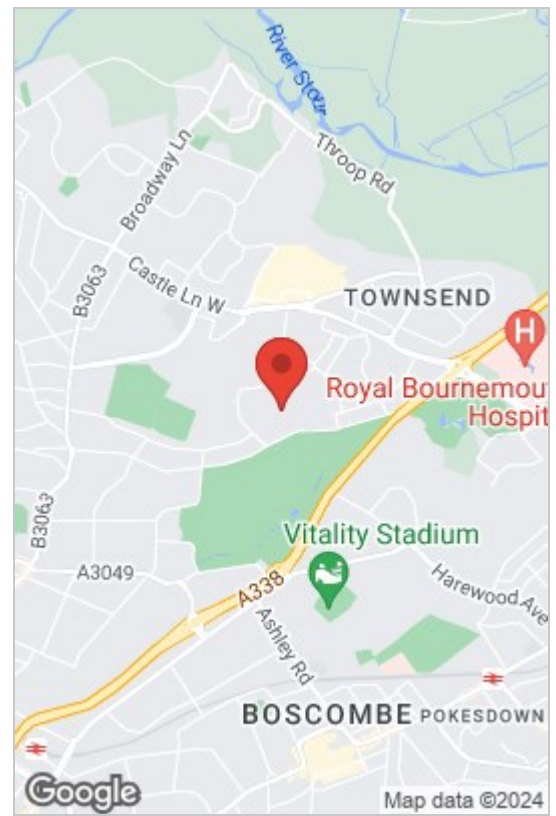
90d Parkway Drive, Bournemouth, BH8 9JR

£850,000

FLOOR 1, THE CHOCOLATE BOX 8 - 10 CHRISTCHURCH ROAD, DORSET, BOURNEMOUTH, BH1 3NA
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Total area, not inc. Garage or Balcony approx. 151.8 sq. metres (1634 sq. feet)



- Exquisite Eco-Friendly Home, finished to an exceptional level.
- Air Source Heat Pumps with PV Solar and Electric Charging Points as standard.
- Bespoke Kitchens with Quartz worktops, Quartz Central Island, solid wood closed units and Neff integrated appliances.
- Show-Stopping Master suites with vaulted ceilings, ensuite bathroom, walk-in wardrobes (Unit 3 Only) and access to a glass enclosed balcony.
- Located in one of Queens Parks most prestigious roads within a high performing School catchment area and easy access to the Grammar School.
- Underfloor heating throughout the ground floor with Bi-Folding Doors giving access to the garden.
- High Spec finish with CAT 6 data cabling in all rooms, Zonal LED Lighting, Karndean flooring and Unvented pressurized water system.
- Bathrooms to include floor to ceiling tiles with Inset valves in walls for the showers, concealed cistern wall hung porcelain toilets, wall hung basins and inset light shelving.

This EXQUISITE property has been built to an EXCEPTIONAL level with a stunning kitchen / diner consisting of Bi-Folds opening to an extremely private garden. This ECO-FRIENDLY HOME is equipped with air source heat pumps & PV solar, underfloor heating and offers a rare opportunity to acquire a bespoke new build home in this prestigious location.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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.