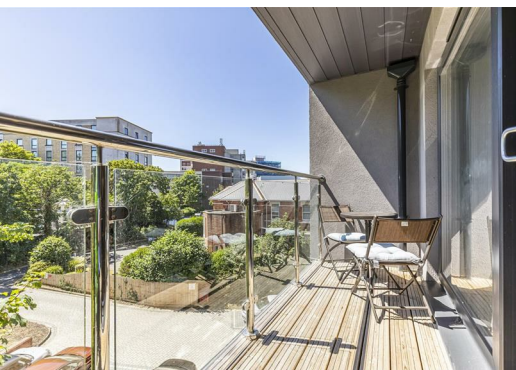




STRATTON OAK ESTATES



 1  1  1  B

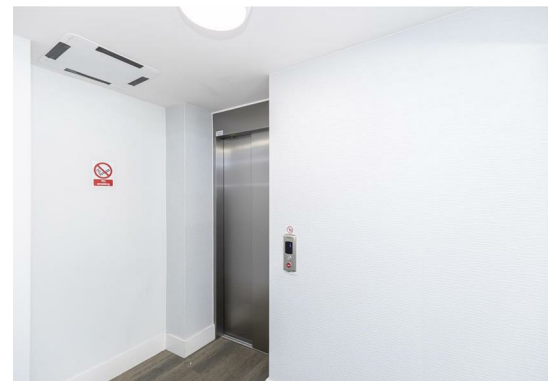
2 Wootton Mount Road, Bournemouth, BH1 1PJ

£1,100

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



- Immaculately presented apartment with a short walk of Bournemouth Town and Beach
- Open plan living area with floor to ceiling sliding doors leading to South facing balcony
- Kitchen has integrated appliances inc. dishwasher
- Bike Store
- Fully furnished & Available from mid April
- Apartment located on the Third Floor with lift access to all floors.
- One allocated parking space - Permit provided.
- Large double bedroom with fitted wardrobes



This IMMACULATELY PRESENTED apartment is ideally located in the centre of Bournemouth and comes FULLY FURNISHED. It has an OPEN PLAN LIVING AREA with stylish kitchen area, integrated appliances along with a lounge that has sliding doors that open onto a South facing balcony.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|   | 86                      | 86   |   |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |
|   | EU Directive 2002/91/EC |  | EU Directive 2002/91/EC   |

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.