



STRATTON OAK ESTATES

97 Manor Road, Bournemouth, BH1 3EX  
£320,000



Situated on the Second Floor in the sought after Keverstone Court this SPACIOUS PROPERTY has SEA GLIMPSES from the large lounge/diner. The great location offers the perfect blend of seaside living with the modern conveniences we all need. It is just a leisurely stroll away from the beach and within easy access to Bournemouth Town. Giving you two private balconies, underground garage parking and with a Share of the Freehold, it's one to see to fully appreciate.

- Located in the sought after Keverstone Court, within a few minutes of Bournemouth Town and transport links.
- Spacious 23ft lounge/diner extending to sliding doors opening to a private balcony with Sea Glimpses.
- Kitchen/breakfast room with integrated appliances and access to a second patio balcony with Southerly aspect and views across the grounds.
- Prominently positioned on the favoured East Cliff, with a short walk to the overcliff down the zig Zag and then onto the beach.
- Conveyed with an allocated parking space in the underground car park.
- Two generous sized double bedrooms with ensuite bathroom to Master.
- Second bathroom with modern suite.
- The apartment comes with a Share of the Freehold and is offered Chain Free.



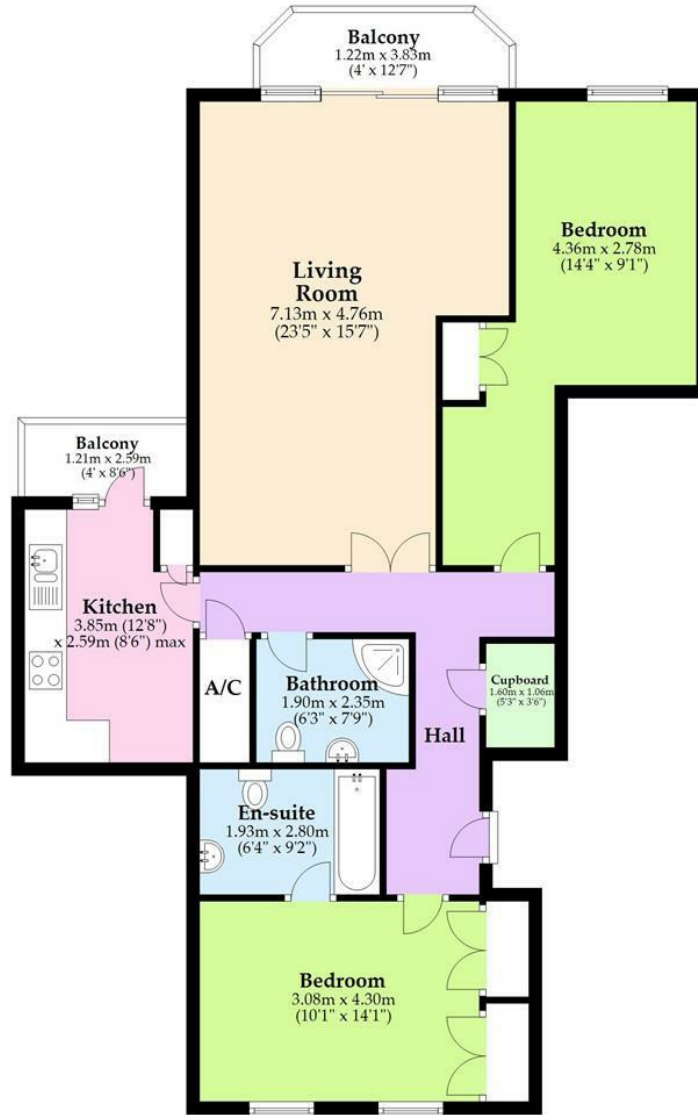




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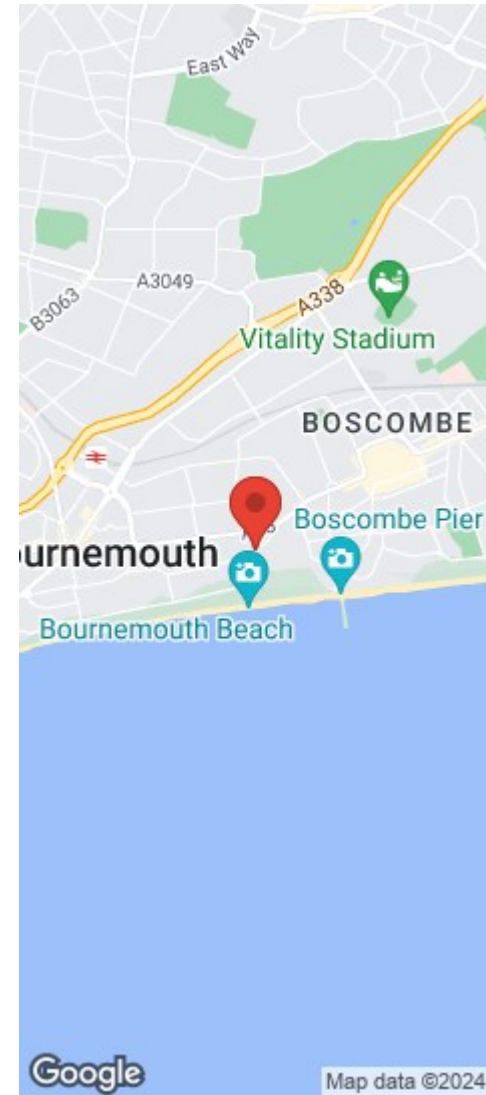
**Second Floor**  
Approx. 99.9 sq. metres (1075.8 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 sq. feet)

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Future	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Future
(91-100) A			(10-15) A		
(81-90) B			(16-20) B		
(71-80) C			(21-25) C		
(61-70) D			(26-30) D		
(51-60) E			(31-35) E		
(41-50) F			(36-40) F		
(31-40) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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