



STRATTON OAK ESTATES

6 Cranleigh Road, Bournemouth, BH6 5JG

£234,950

This WELL PRESENTED first floor flat delivers on space, with its own PRIVATE ENTRANCE and allocated off road parking. Positioned IN THE HEART OF SOUTHBOURNE putting you within walking distance of the vibrant High Street and the beautiful stretch of golden beach that SOBO has to offer. It has two generous double bedrooms, a modern kitchen and a bathroom with separate shower.

Perfect first step on the property ladder or to expand your portfolio.

- Ideally positioned just a short walk to Southbourne's high street.
- Very well presented first floor flat with its own private entrance and small outside space.
- Modern kitchen/breakfast with solid wood worktops and south facing aspect ensuring a very bright space.
- Two good sized double bedrooms, Master has a large bay window.
- Feature bathroom with paneled bath and separate shower cubicle.
- Easy access to the beautiful stretch of golden beach that SOBO offers.
- Allocated off road parking space at the front of the building.
- Comes with a very long lease, circa 941 yrs and peppercorn ground rent.

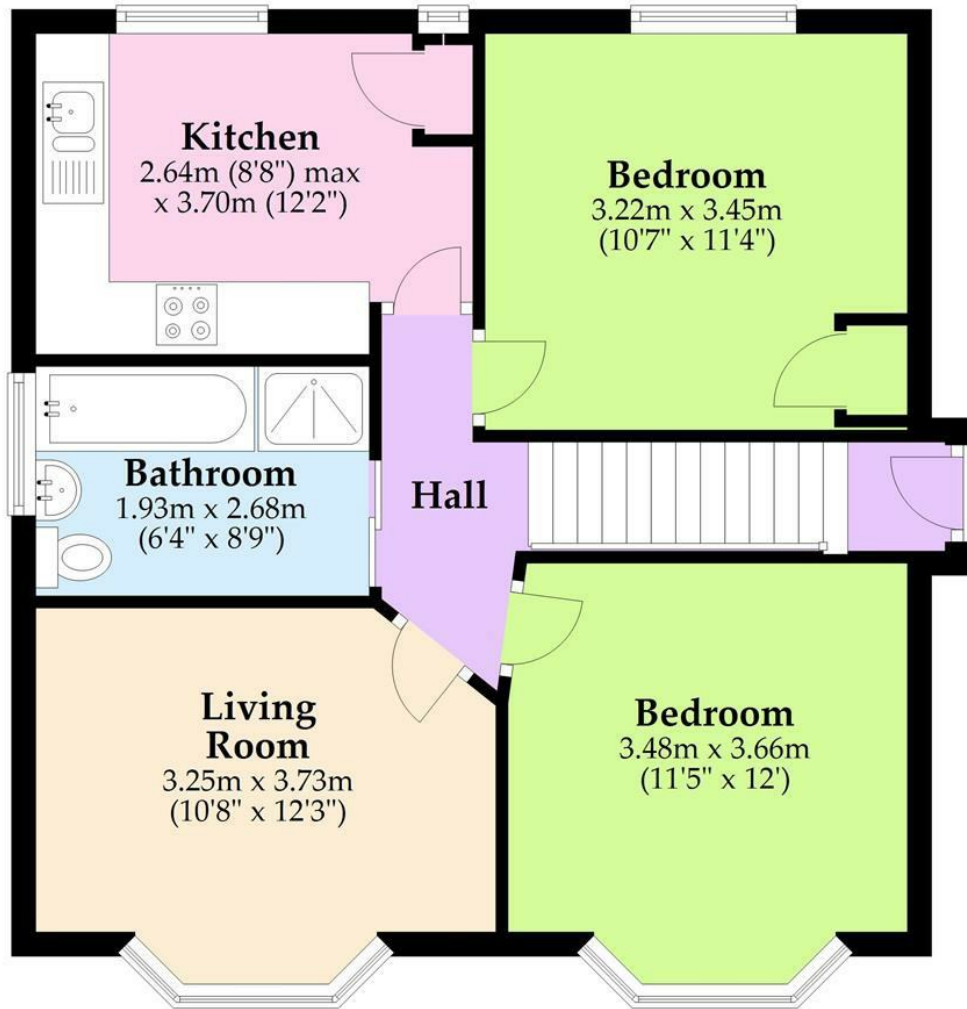




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# First Floor

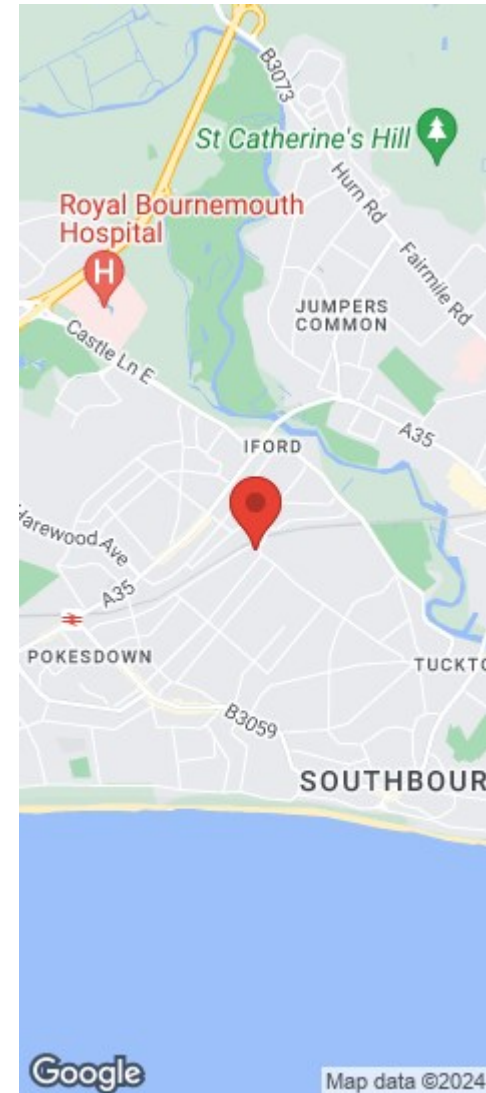
Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 54.5 sq. metres (586.5 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	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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