



STRATTON OAK ESTATES

4 Durlston Road, Poole, BH14 8PQ
Guide Price £599,950

This IMMACULATELY PRESENTED FREEHOLD ground floor apartment has a STUNNING high spec KITCHEN/DINER that opens to an extensive PRIVATE SOUTH FACING GARDEN. Located in a sought after road and benefiting from a separate lounge, two double bedrooms, study and a garage.

- Immaculately presented throughout
- Beautifully manicured private South facing garden
- Outstanding kitchen/diner equipped with Siemens appliances
- Two spacious double bedrooms
- Impressive lounge with large bay and feature fireplace
- Off road parking and garage with lighting and power
- Freehold property
- Located in a quiet and sought after road





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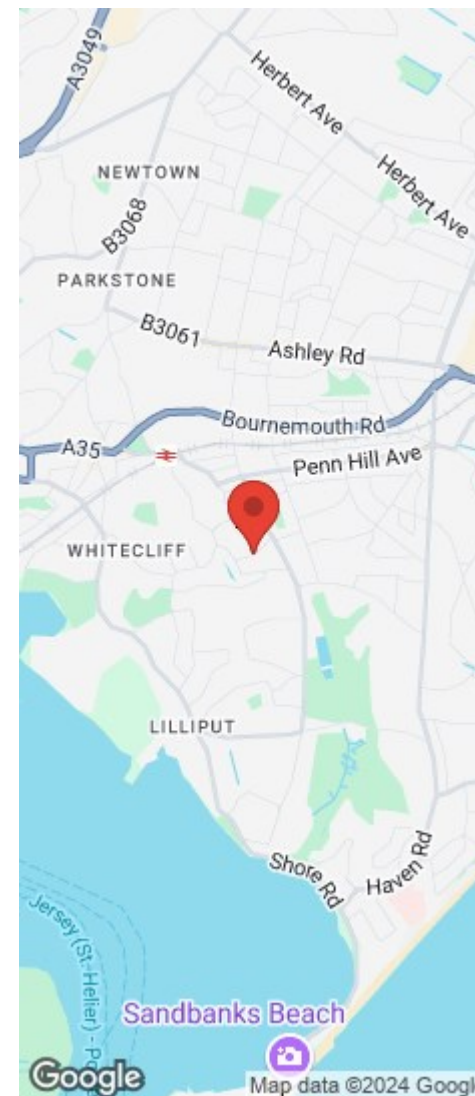
Ground Floor
Approx. 129.4 sq. metres (1393.3 sq. feet)



Total area: approx. 129.4 sq. metres (1393.3 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-98) A		(92-98) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) 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



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