



STRATTON OAK ESTATES

FL 6 Bourne Pines 44 - 46 Christchurch Road,  
Bournemouth, BH1 3RB

£245,000

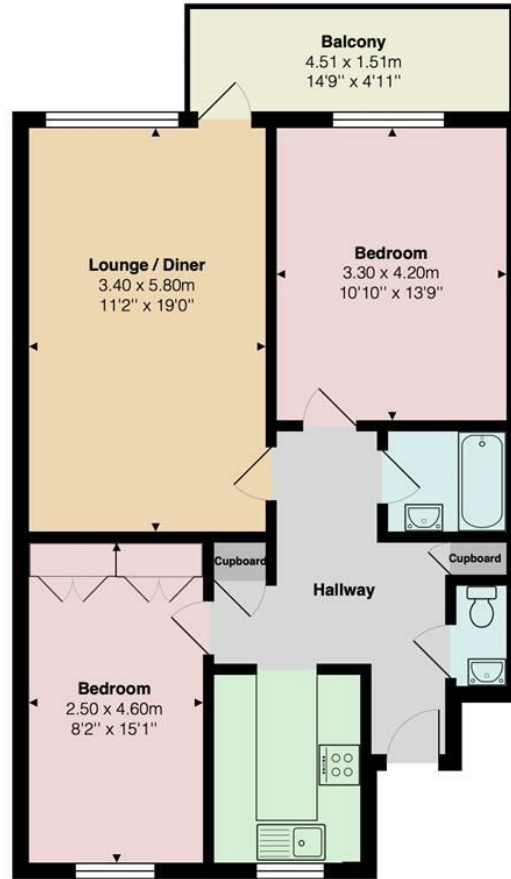
This IMMACULATELY PRESENTED Apartment enjoys a SOUTH FACING BACONY, secure underground parking and offers extensive living space with large bedrooms all being offered CHAIN FREE. An ideal first home or perfect investment property, currently achieving a strong rental level.

- Immaculately presented 2nd floor apartment in the sought after East Cliff area, rescind in Bourne Pines.
- Ideally located just a short stroll to the award winning beach, Bournemouth Town and gardens.
- Generous lounge / diner with access to the private South Facing Balcony.
- Modern kitchen with integrated appliances, including gas hob and dual eyeline oven.
- Two good sized double bedrooms.
- Bathroom with modern suite and separate WC inc additional basin.
- Set in beautifully manicured communal grounds and offered with secure underground parking.
- Share of freehold, Lift and no onward chain!





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Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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
(92-100) A			(12-15) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.



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