



STRATTON OAK ESTATES

36 West Cliff Road, Bournemouth, BH2 5HJ
£1,750 PCM

This SPACIOUS APARTMENT is offered unfurnished for long term rental and INCLUDES HEATING AND WATER. located on the top (4th) floor with lift access to all floors, newly redecorated and refreshed the apartment resides in the SOUGHT AFTER Durley Chine Court. A secure GATED PATH takes you down TOWARDS THE BEACH in just a few minutes as well as Bournemouth Town and Westbourne High Street.

- Offered unfurnished for long term rental and recently benefited from complete redecoration and refreshment.
- This sought after development backs directly onto Durley Chine with a gated pathway down towards the beach.
- Located the top (4th) floor providing great views across the coast of Westcliff as well as far reaching cityscape views across Bournemouth
- Large wrap-around Westerly facing balcony enjoying the Sun throughout the day and into the evening.
- Impressive lounge/diner with a semi bay aspect and original features.
- Three double bedrooms and one single bedroom / study.
- Durley Chine Court is set within manicured grounds and located only a short walk from both Bournemouth Town and Westbourne High Street.
- The apartment comes with a garage to provide allocated parking for 1 vehicle

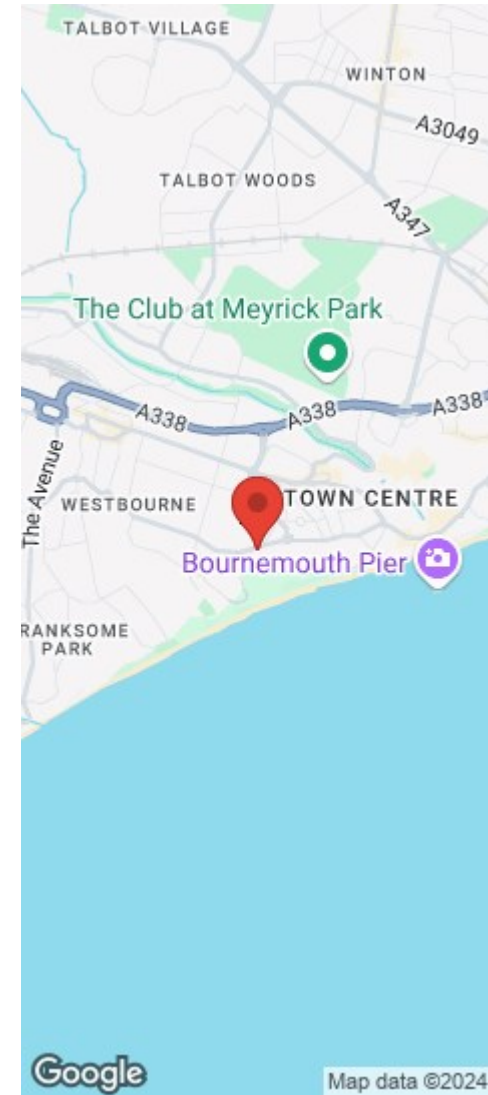




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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