



STRATTON OAK ESTATES

97 Manor Road, Bournemouth, BH1 3BZ  
Offers In Excess Of £400,000



IMMACULATELY PRESENTED Two Bedroom Apartment in the prestigious Keverstone Court, East Cliff's most exclusive gated development. Located IN THE FAVOURED BLOCK D, this second-floor home enjoys stunning landscaped views from every room, a high-spec German kitchen with Miele appliances, two modern bathrooms and two private balconies. Just moments from the beach and Town Centre, with a garage and beautifully maintained grounds, this is coastal living at its finest.

- Situated in the desirable Block D of Keverstone Court, East Cliff's premier gated development.
- Landscaped views from all windows—no direct building outlook.
- Moments from the beach and Bournemouth Town Centre
- German-designed kitchen with Miele appliances and private balcony.
- Spacious lounge with access to recently refurbished main balcony.
- Master bedroom with ensuite bathroom including bath, shower, bidet and towel radiator.
- Private above ground garage with electric up and over doors. Car washing facilities & Newly installed EV charges.
- Triple glazing and upgraded acoustic underlay throughout.

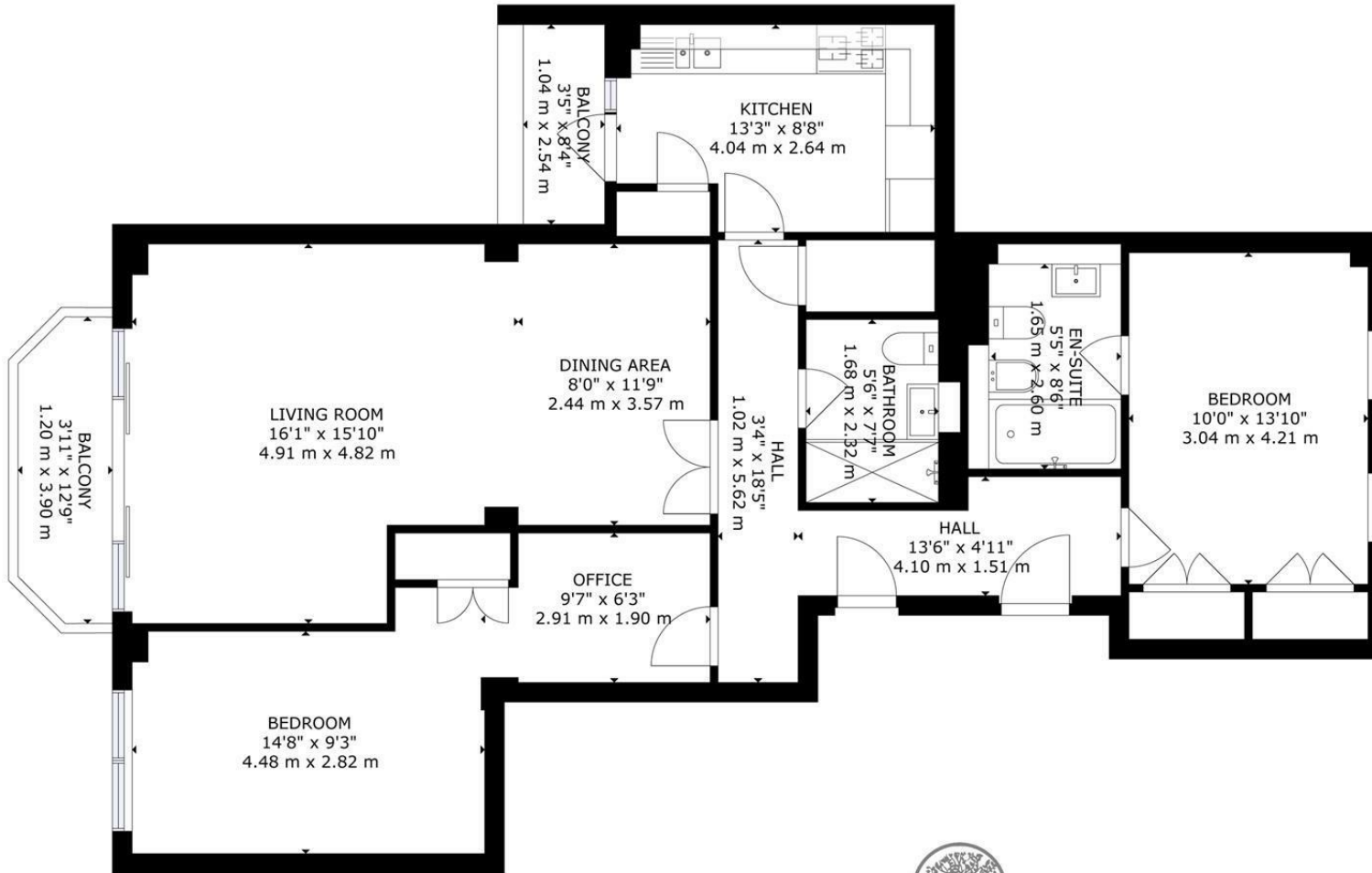






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GROSS INTERNAL AREA  
 EXCLUDED AREAS: BALCONY: 75 sq.ft, 7 m<sup>2</sup>  
 TOTAL: 1096 sq.ft, 102 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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
(91-95) <b>A</b>			(91-95) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(61-80) <b>C</b>			(61-80) <b>C</b>		
(51-60) <b>D</b>			(51-60) <b>D</b>		
(31-50) <b>E</b>			(31-50) <b>E</b>		
(21-30) <b>F</b>			(21-30) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	



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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