



STRATTON OAK ESTATES

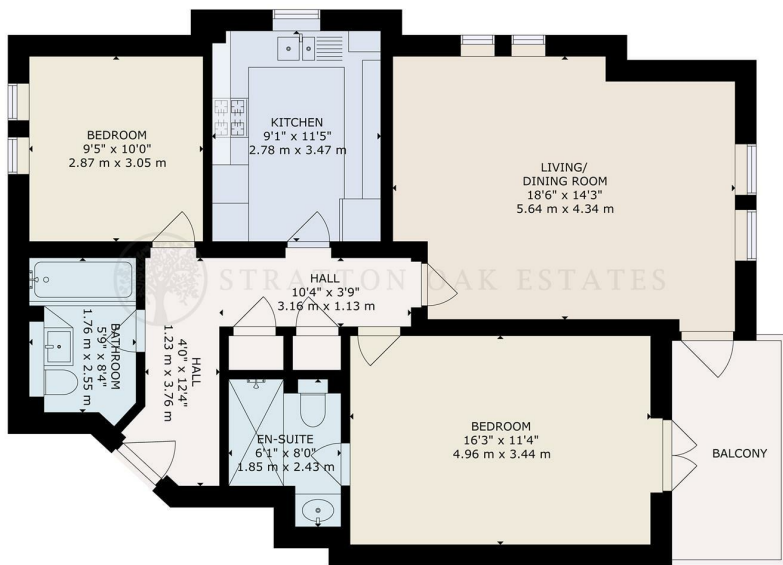


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33 Cavendish Road, Bournemouth, BH1 1QZ

Guide Price £300,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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GROSS INTERNAL AREA
TOTAL: 884 sq.ft, 82 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- Beautifully presented throughout with a brand-new modern kitchen
- Located in desirable Dean Park, close to town centre, transport links, and Bournemouth beaches
- Includes garage and communal parking
- Situated in a well-maintained block with communal lift and landscaped surroundings
- South-facing balcony with access from both the lounge and master bedroom
- Share of Freehold with low outgoings (approx. £2,000/year, no ground rent)
- Practical layout with a welcoming hallway, airing cupboard, and separate storage
- Bright and airy layout with excellent natural light throughout

A BEAUTIFULLY presented two-bedroom apartment in the sought-after Dean Park area, featuring a BRAND-NEW kitchen, SOUTH-FACING balcony, and stylish en suite. Includes garage, communal lift, and share of freehold. Just minutes from Bournemouth town centre, transport links, and award-winning beaches.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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	

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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