



STRATTON OAK ESTATES



12 Knole Road, Bournemouth, BH1 4DQ
£1,400

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This Well Presented Ground Floor Apartment is available for long term rental and is located within a short walk to the beach, shops and restaurants. It has a private entrance, modern decor throughout, fitted wardrobes in both of the double bedrooms, wood effect floor in main living areas and comes with two allocated parking spaces.

The apartment is located in Boscombe, a very popular suburb of Bournemouth as it puts you within easy reach of Bournemouth Town Centre and Southbourne. Boscombe has its own versatile High Street with a range of well-established independent stores and popular chains along with an array of bistros and unique eateries.

Great transport links are on your doorstep with a main line train station at Pokesdown and Bournemouth providing direct links to Southampton, Southampton Airport and London Waterloo.

One of the key attributes of this property is the location, just a short walk to the beautiful sandy beach, sea front restaurants, bars and bistros. The combination of the Pier, Promenade and Chine Gardens are unrivalled and thanks to the extensive reinvestment to the area and the addition of the surf school it is an enviable place to reside in.

This ground floor flat is situated on a quiet residential road and has its own private entrance along with two allocated parking spaces. It has gas central heating and double glazing.

As you enter the property you instantly see the modern decor and on-trend palette. The living area has been cleverly thought out with the kitchen to the rear consisting of wooden worktops and a selection of eye-line and base units delivering ample storage options. The induction hob is set in the opening between the kitchen and lounge area, ideal when entertaining. The kitchen comes with an under counter fridge and freezer.

The lounge is a good size and allows space for a sofa and dining table. It has a large aspect ensuring a bright room and is finished with wood flooring throughout and a neutral decor.

The two double bedrooms are both a great size and benefit from fully fitted wardrobes, with dressing area to Master. Both have carpet. There is a family sized bathroom with a bath, shower, glass enclosure, W/C and wash basin. Adjacent to the bathroom is the utility cupboard housing the washing machine (Supplied).

This property is offered on an unfurnished basis and is available from mid November



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.