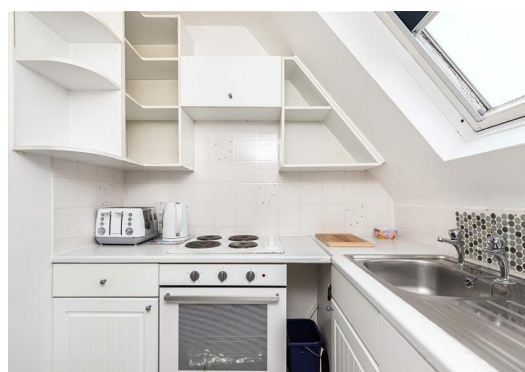




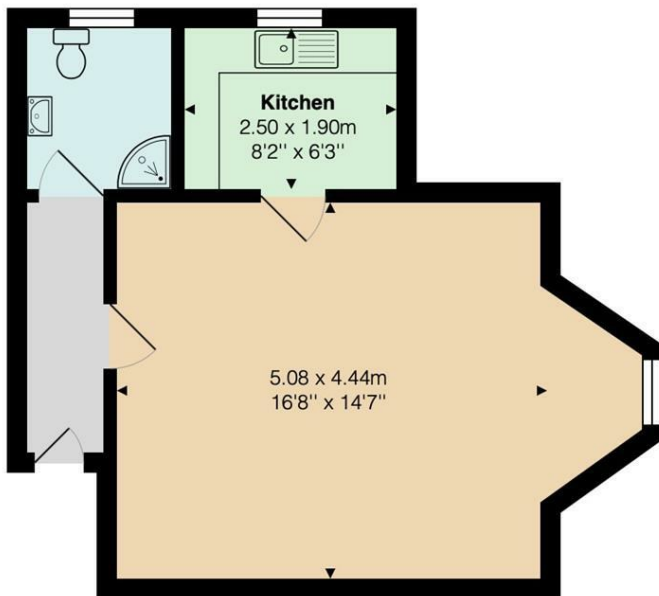
STRATTON OAK ESTATES



 1  1  1  E

25 St. Johns Road, Bournemouth, BH5 1EQ  
£750

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



Area: 36.4 m<sup>2</sup> ... 391 ft<sup>2</sup>

All measurements are approximate and for display purposes only

- Ideally located within a few minutes walk of the Award winning beach
- You are in easy reach of Bournemouth Town with great transport links to Southampton and Waterloo
- A separate kitchen with integrated hob and plenty of work top space and cupboards for storage
- The Pier, promenade and array of sea front restaurants and bistros are all on your doorstep
- Spacious living area with vaulted ceilings and a feature window with rooftop views.
- First come first serve Parking options are available

Location is key and this property definitely delivers, just MINUTED FROM the AWARD WINNING BEACH FRONT and bespoke bistro's and eateries like Urban Reef and James & White bar & kitchen. This SPACIOUS STUDIO has the advantage of a separate kitchen area providing additional space to utilise in the living area.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <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.