



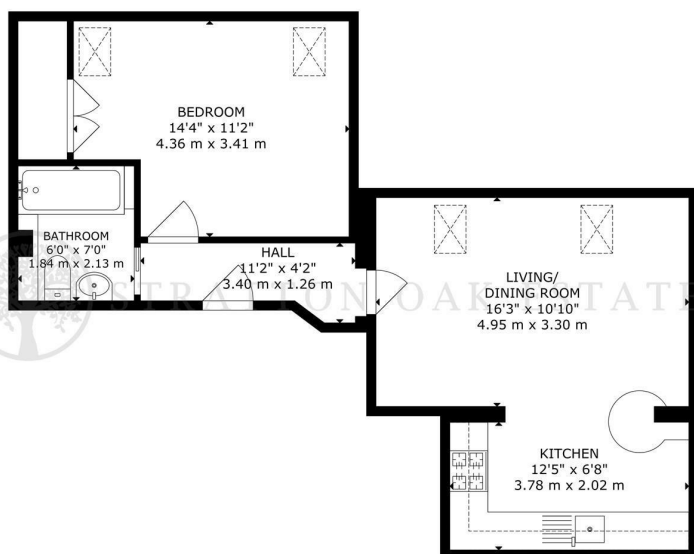
STRATTON OAK ESTATES



 1  1  1  D

The Peak 64-68 Norwich Avenue West, Bournemouth, BH2 6DH  
Guide Price £150,000

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

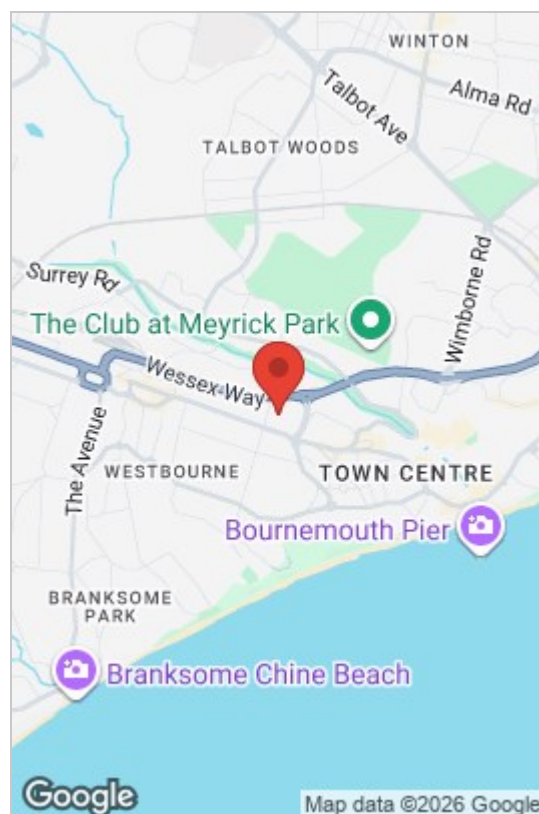


GROSS INTERNAL AREA  
TOTAL: 528 sq.ft, 49 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- Top floor, south-facing apartment offering an excellent amount of natural light
- Spacious open-plan lounge and kitchen with integrated appliances and breakfast bar
- Allocated parking with secure gated access to the development
- Fully redecorated throughout with brand-new carpets and ready to move straight into
- Double bedroom with built-in storage cupboards
- Built in 2015 and offered with no forward chain

**CHAIN FREE** – A beautifully presented one-bedroom top floor apartment in Westbourne, offered chain free. South-facing and filled with natural light, the property features a spacious open-plan living area, modern fitted kitchen with integrated appliances, built-in bedroom storage and allocated secure gated parking. The building also benefits from a passenger lift providing easy access to the top floor. Fully redecorated with brand-new carpets throughout, the apartment requires no work and is ready to move straight into.



| 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 |
| (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.