



STRATTON OAK ESTATES

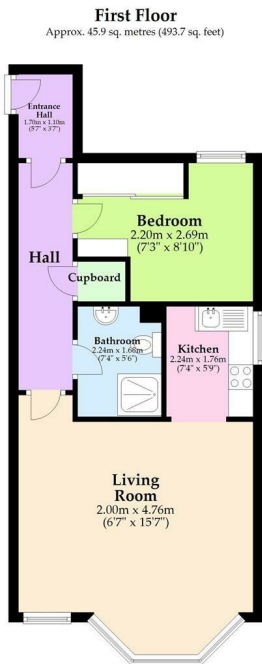


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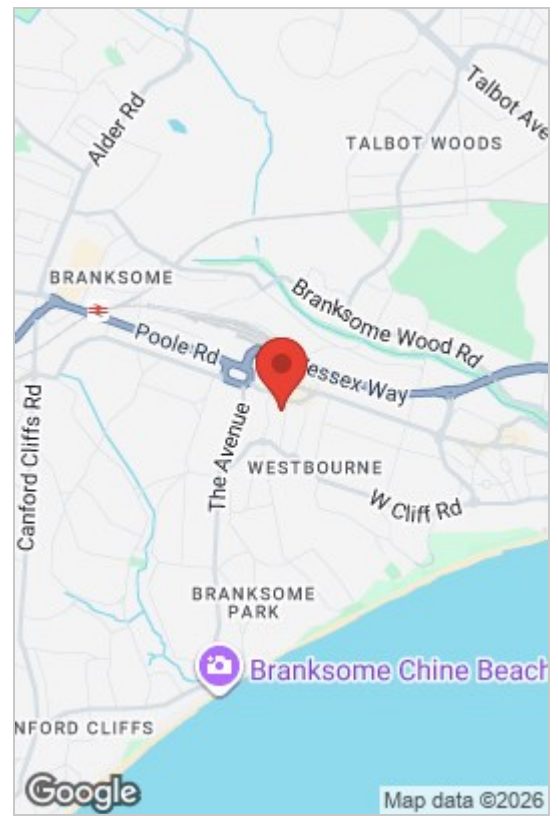
11 R L Stevenson Avenue, Bournemouth, BH4 8ED

£975

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
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Total area: approx. 45.9 sq. metres (493.7 sq. feet)



- Ideally located just a stone's throw from Westbourne High Street
- Generous lounge/diner with large bay aspect
- Walking distance to Alum Chine and the award winning golden beach
- Double bedroom and modern bathroom suite with shower
- Very well presented throughout.
- Separate kitchen with integrated electric oven and gas hob and plenty of storage
- Secure access to the building via side entrance behind electric gates
- Allocated parking for one vehicle to the front of the building.

Ideally located just a STONE'S THROW FROM WESTBOURNE HIGH STREET and MINUTES away FROM THE CHINES and beach, this First Floor Apartment is offered for LONG TERM RENTAL. Generous lounge/diner, allocated parking.

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			
		75	78
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.