



STRATTON OAK ESTATES

97 Manor Road, Bournemouth, BH1 3BZ  
Guide Price £390,000

IMMACULATELY PRESENTED Two Bedroom Apartment in the prestigious Keverstone Court, an exclusive gated development located on the East Cliff. This second-floor home in the favoured block D enjoys stunning landscaped views from every room, triple glazing, high spec German kitchen with integrated Miele appliances, two modern bathrooms, independent garage. Set in beautifully maintained gardens and just moments from the beach and town centre, this is coastal living at its finest.

- Situated in the desirable Block D of Keverstone Court, East Cliff's premier gated development.
- Landscaped views from all windows—no direct building outlook.
- Moments from the beach and Bournemouth Town Centre
- German-designed kitchen with Miele appliances and private balcony.
- Spacious lounge with access to the south facing main balcony.
- Master bedroom with ensuite bathroom including bath, shower, bidet and towel radiator.
- Private above ground garage with electric up and over doors. Communal car washing facilities & EV chargers.
- Triple glazing throughout.

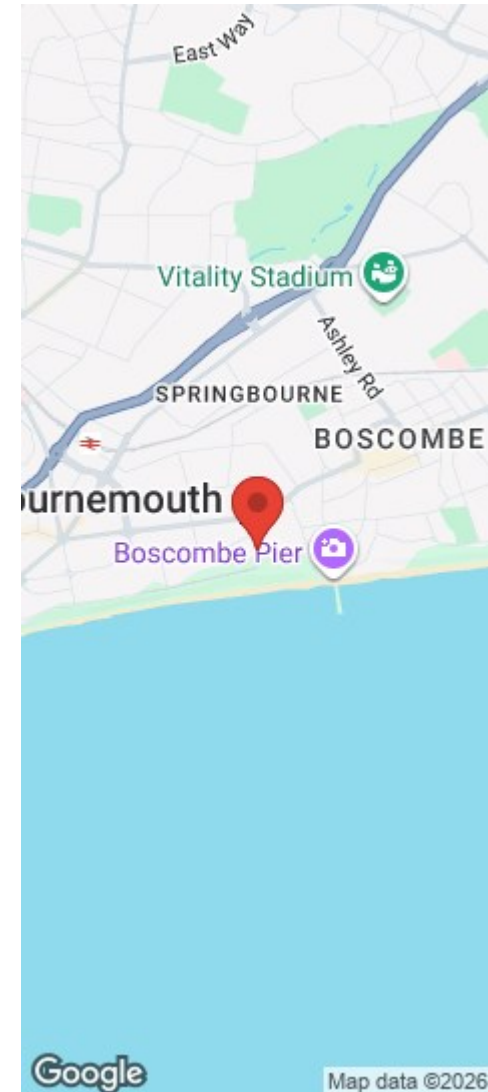




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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A	84	84	(01-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
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.



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