STRATTON OAK ESTATES







25 St. Johns Road, Bournemouth, BH5 1EQ

£1,050 Per Month

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This SPACIOUS character-filled APARTMENT is within a short walk of Boscombe Beach with its Surf reef, pier and beachfront bars and eateries. Situated on the ground floor with a private entrance and LARGE GARDEN this property is offered for a long term rental and is a must see!

Boscombe is one of the most favoured suburbs 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.

The property can be accessed via the main communal entrance at the front of the building or via the private entrance through the garden to the left of the building. Internally the property offers stunning high ceilings and big windows including the beautiful bay in the lounge/dining room which is a real feature and maximizes the natural light flowing throughout. The fitted kitchen is ample size with plenty of storage and work top space with inset sink below the aspect and includes a freestanding fridge/freezer, electric cooker and washing machine.

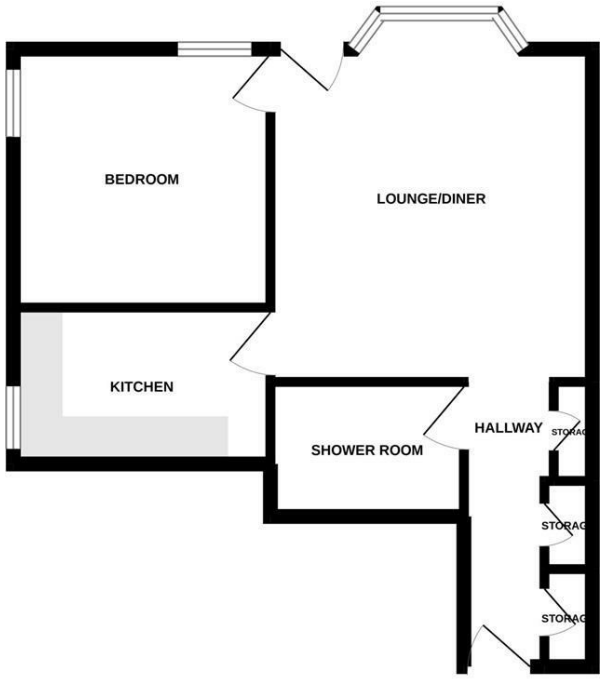
The bedroom benefits from a double aspect over the rear/side gardens and there is a modern shower room with a walk-in double shower, sink, w/c and heated towel rail. There is also plenty of storage in the form of three handy storage cupboards in the entrance hall.

A key feature of this beautiful property is the private garden which wraps around the side of the property which has the added benefit of a westerly aspect to the rear and a southerly aspect to the side. This is what provides an opportunity for a much desired private entrance. The garden is partly grassed and mostly patio so very low maintenance.

Off road parking is available to the front via a driveway, however parking is unallocated; the flat does come with the right to park one vehicle but it's on a first come first serve basis, there are 5 apartments and 3 spaces in total. Alternative on road parking is adjacent to the property on Cecil & Argyll road.

The property is electric only.
The tenant will be responsible for all bills including council tax, electric and water/sewerage.

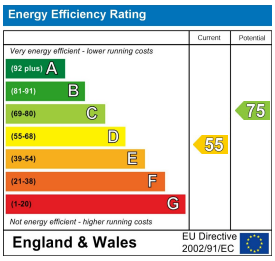
GROUND FLOOR

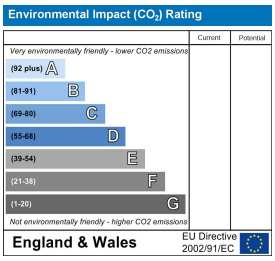


1 BEDROOM GROUND FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.