



STRATTON OAK ESTATES



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Staunton House Exeter Park Road, Bournemouth, BH2 5BA
Offers Over £390,000



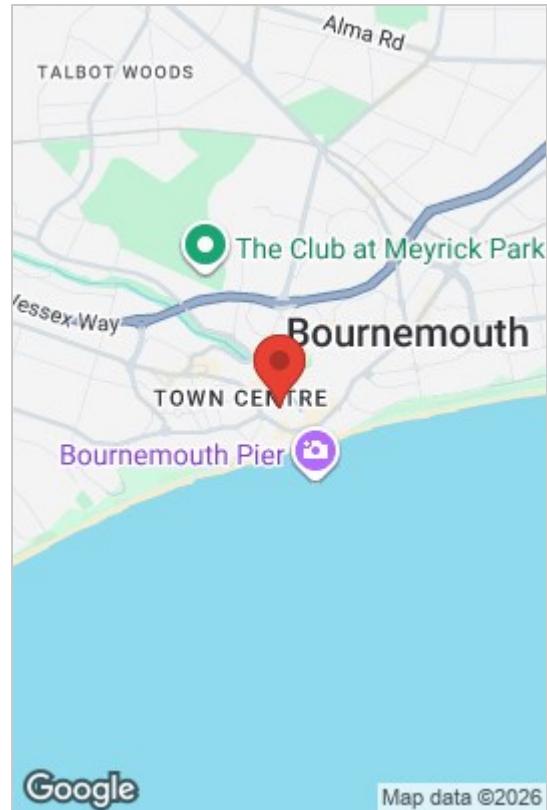
GROSS INTERNAL AREA

TOTAL: 1710 sq.ft, 159 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- Three-bedroom ground floor apartment within a characterful and prestigious development.
- Highly sought-after central location overlooking the beautiful Bournemouth Gardens.
- Impressively large dual-aspect living/dining room with character bay windows.
- Just moments from Bournemouth's award-winning sandy beaches and comprehensive town centre amenities.
- Conveyed with a Share of Freehold, private garage, and allocated parking space.
- Features two separate private entrances
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- Holiday Lets Permitted

A BEAUTIFULLY presented, CHARACTERFUL three-bedroom ground floor apartment, enjoying a substantial footprint in a prime central location. Set within secure grounds overlooking the beautiful Bournemouth Gardens, it is just moments from the beach and town amenities. Features include an impressively large dual-aspect living/dining room, two private entrances, two bath/shower rooms, and a private wrap-around patio. The apartment is conveyed with a Share of Freehold, allocated parking, and a garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.