



STRATTON OAK ESTATES

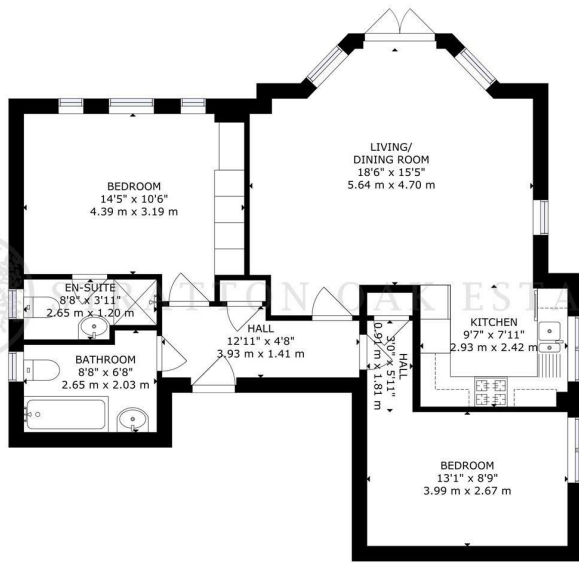


2 1 1  C

34 Wellington Road, Bournemouth, BH8 8NH

Guide Price £220,000

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

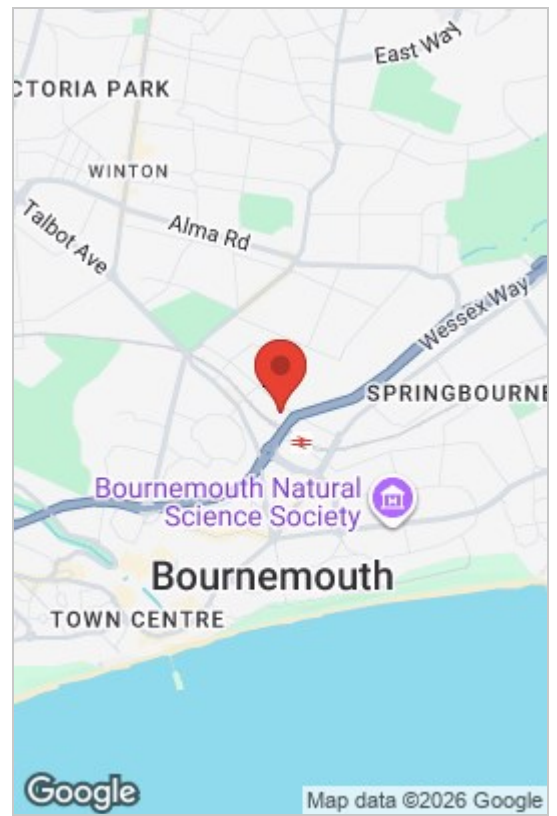


GROSS INTERNAL AREA
TOTAL: 805 sq.ft, 75 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

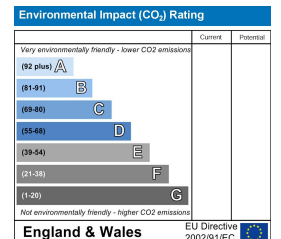
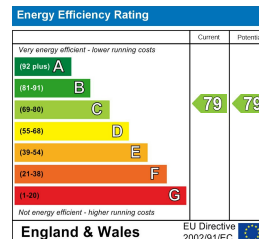


STRATTON OAK ESTATES



- Ground floor two-bedroom apartment set within a well-maintained development with allocated parking and visitor parking.
- Two well-proportioned double bedrooms, including a principal bedroom with its own en-suite shower room.
- Benefit of a long lease and fair, manageable service charges.
- Generous open-plan kitchen, living, and dining space featuring French doors that lead directly to a private patio.
- Modern family bathroom fitted with a bath and overhead shower, alongside a welcoming entrance hall with built-in storage.
- Conveniently located close to award-winning beaches, local shops, and main train and coach stations.

Beautifully presented two-bedroom ground floor apartment offering spacious open-plan kitchen, living and dining accommodation, a private patio with access to communal gardens and allocated parking. Both bedrooms are generous doubles, with the principal bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. Ideally located close to local amenities, Bournemouth train and coach stations, Bournemouth town centre and the award-winning beaches.



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.