



STRATTON OAK ESTATES



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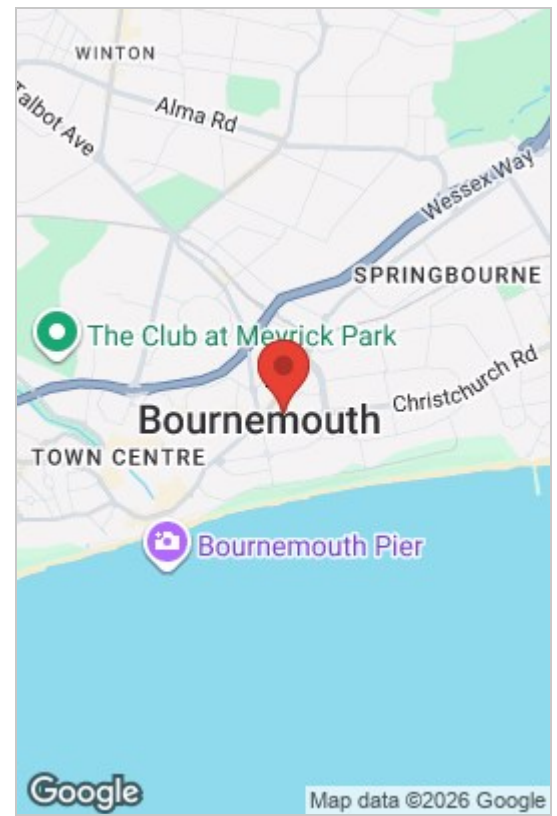
The Chocolate Box 8 - 10 Christchurch Road, Bournemouth, BH1 3NA

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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Total Area: 98.0 m² ... 1055 ft² (excluding balcony)

All measurements are approximate and for display purposes only



- High spec kitchen with integrated Siemens appliances and granite worktops.
- Easy access to transport links and 5 minutes from Bournemouth Station with a direct line to / from Waterloo station.
- Immaculate Duplex Penthouse with secure card access via security entry lift to the 9th floor.
- Two secure allocated parking spaces
- Ideally located in the Hub of Bournemouth walking distance to the Town and award winning beaches.
- Stunning panoramic Cityscape and Sea views via floor to ceiling windows running throughout the Penthouse.
- Finished to a high standard with Oak flooring, Zonal spotlights, integrated sprinkler and fire alarm system, air conditioning and underfloor heating.

Located in the Hub of Bournemouth. A SEA VIEW coupled with STUNNING PANORAMIC CITYSCAPE views across Bournemouth. THIS DUPLEX PENTHOUSE IS Ideally positioned in central Bournemouth, two secure parking spaces, walking distance to the town, beach and transport links.



| 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 | | | |
| England & Wales | | 80 | 80 |
| EU Directive 2002/91/EC | | | |

| 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 | | | |
| 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.