



STRATTON OAK ESTATES



A3 Elizabeth Court Grove Road, Bournemouth, BH1 3DR  
£1,300

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This STUNNING Ground Floor Apartment is available for LONG TERM RENTAL and comes FULLY FURNISHED Situated on the prestigious East Cliff with views out towards the coast line, this spacious property is available from early September and comes with a private South facing balcony. - Water & sewage included in the rent.

Situated in one of Bournemouth's most iconic blocks on the sought after East Cliff, Elizabeth Court. This flat is just a stone's throw away from award winning beaches with direct access via the Easterly facing balcony, the development is located less than 0.5 miles from Bournemouth Town with its array of shops, bars and restaurants.

The development is entered via a secure entry phone system giving access to a well-maintained communal hallway with stairs and lifts rising to all floors. On entering the apartment there is a bright and welcoming hall providing access to all the rooms.

The property is presented in immaculate condition with a lounge/diner to the rear of the property, an extremely bright and spacious room with a large aspect enjoying views across the communal grounds and towards the coast line along with a door out to your own private balcony and onto a large patio with Sea Views. The lounge/diner is finished to a high standard with laminate flooring under foot and a neutral decor.

The separate galley style kitchen has worktops spanning down both sides delivering ample work space with a sink sunken beneath a large aspect enjoying further views across the grounds, this is complemented by a wide selection of eye-line and base units providing plenty of storage options. There is an integrated electric oven with electric hob and stainless steel extractor above along with an under-counter combined washing machine and condensing tumble dryer, dishwasher and freestanding fridge/freezer. In addition the apartment will be equipped with a toaster, microwave and kettle.

The two bedrooms are both good sized double rooms and come equipped with double beds and wardrobes with carpet underfoot and both enjoying pleasant views towards the coast line. The bedrooms are served by a separate bathroom consisting of a modern suite with shower over bath and glass enclosure plus additional shower attachment on the taps, pedestal basin with large mirror above, two vanity cupboards and WC.

The property comes with one underground parking space. The property is electric only and has night storage heaters.

Unfortunately the lease at Elizabeth Court does not allow Pets to be kept in the development. The Tenant will be responsible for Council Tax and Electric payments. Water & Sewage is included.

Ground Floor



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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.