

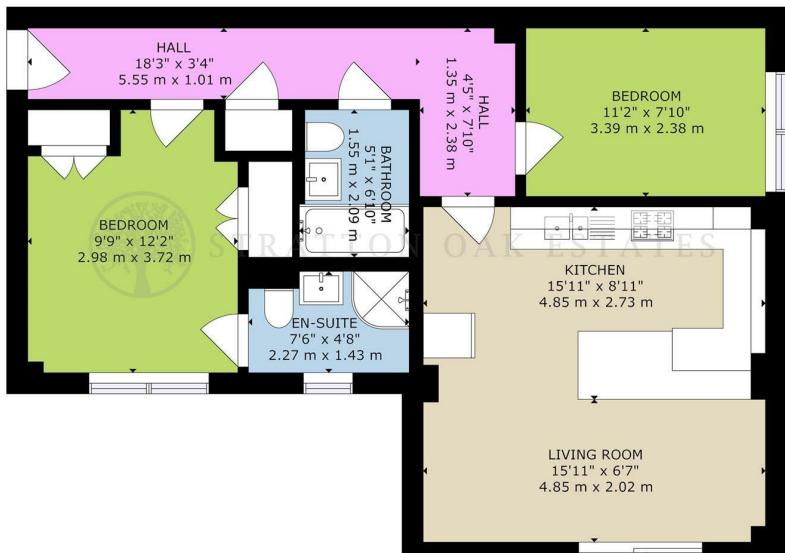


STRATTON OAK ESTATES



2 2 1 C

Flat 2, Swift 1A Salterns Way, Poole, BH14 8JR  
Guide Price £325,000



GROSS INTERNAL AREA

TOTAL: 673 sq.ft, 63 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- Sought-After Lilliput Location: Moments from Salterns Marina and scenic harbour and coastal walks
- Share of Freehold: Added security and long-term value for the homeowner.
- Two Double Bedrooms: Well-proportioned rooms both featuring built-in wardrobes
- Allocated Parking: Includes a dedicated off-road parking space
- Private Secluded Garden with access via patio door, and with a gate leading to the allocated parking space
- Newly Fitted Kitchen: Contemporary open-plan design with integrated appliances
- Recently Refurbished Bathrooms: Modern master en-suite plus a further well-appointed bathroom
- Turn-Key Condition: Immaculately presented throughout with a modern combi boiler

**CHAIN FREE** - Located in the heart of Lilliput near Salterns Marina, this immaculate two-bedroom ground floor apartment features a high-spec, open-plan kitchen and living space. A standout feature is the private courtyard garden, accessed via patio doors, along with two double bedrooms with fitted wardrobes a main bathroom and a master en-suite. Sold with a share of freehold and allocated parking, this stylish home offers the perfect coastal lifestyle.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	EU Directive 2002/91/EC

Energy Efficiency Rating		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	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.