



STRATTON OAK ESTATES

43 Norwich Avenue West, Bournemouth, BH2 6AP  
£220,000

This WELL PRESENTED MODERN APARTMENT is perfectly located, sitting betwixt Bournemouth Town with its Award Winning beach and Westbourne High Street. Offered CHAIN FREE with a share of freehold, it also comes with allocated and Visitor parking. This is a great first step onto the property ladder or a profitable addition to a new or existing portfolio.

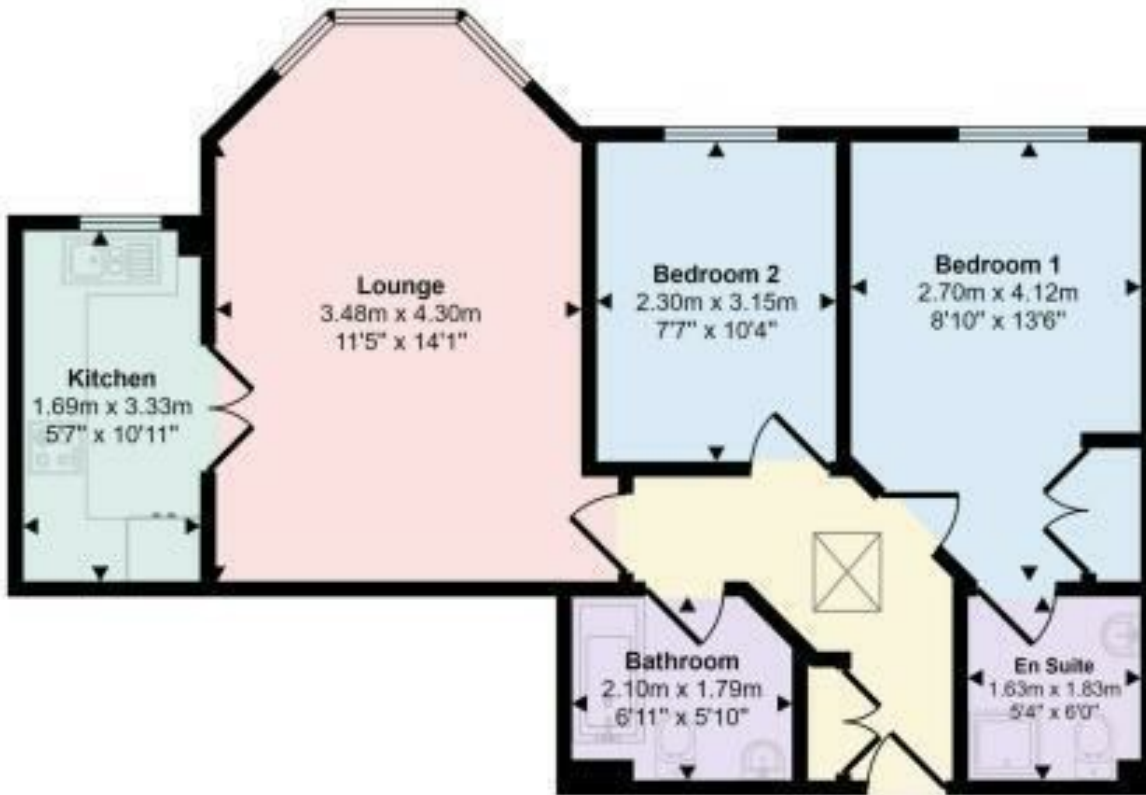
- Well presented Modern Apartment within walking distance to both Westbourne High Street and Bournemouth Town.
- Kitchen with fully integrated appliances and option of being separate or part of the lounge.
- Generous lounge with triple bay aspect looking over the beach and Bournemouth Skyline.
- Two double bedrooms with Master with fitted wardrobes and an ensuite shower room.
- Allocated parking space with visitor parking also available.
- Easy access to the beach, either via Bournemouth Approach or the Chines through Westbourne
- Offered with Share of Freehold and remainder of a 999 year lease
- No Chain!



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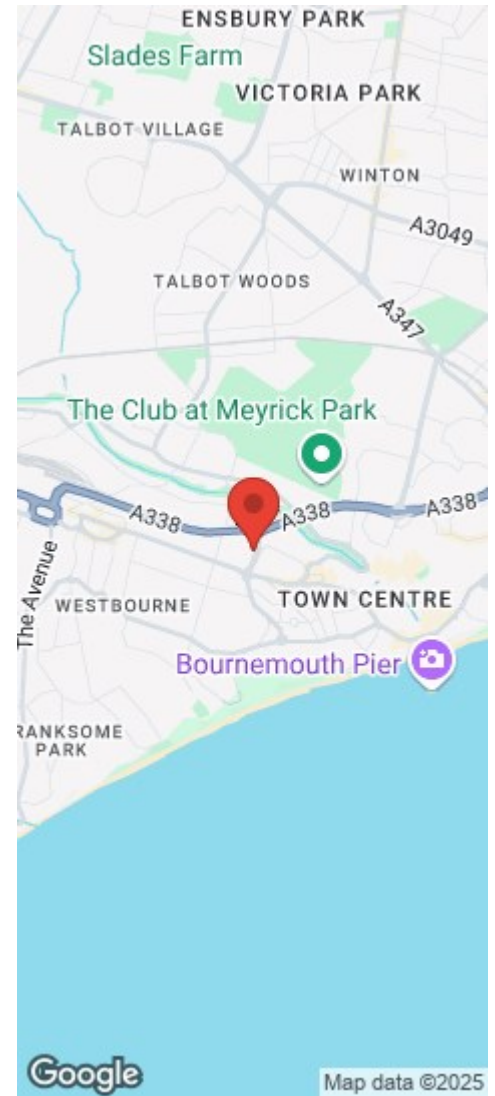


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (91-95) <b>A</b>                            |         |           | (91-95) <b>A</b>                                                |         |           |
| (81-90) <b>B</b>                            |         |           | (81-90) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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