



STRATTON OAK ESTATES

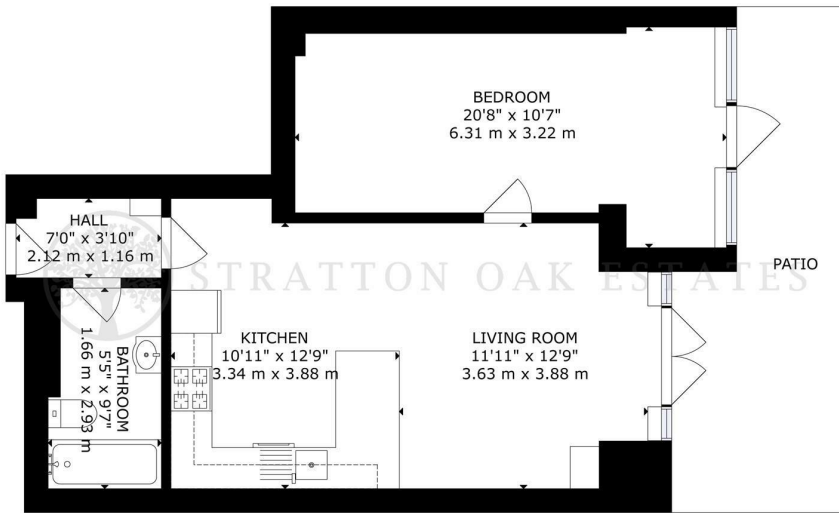


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41 Dudsbury Road, Ferndown, BH22 8RB

Guide Price £200,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
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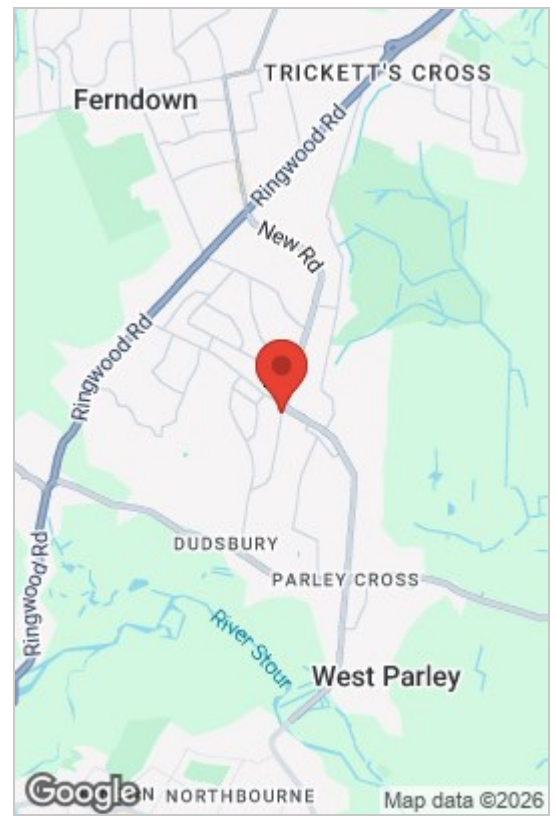


GROSS INTERNAL AREA  
TOTAL: 571 sq.ft, 53 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- Beautifully presented one bedroom ground floor apartment built in 2019
- South facing patio with attractive outlook over well maintained communal gardens
- Modern kitchen featuring wooden worktops and breakfast bar seating area
- Bright and spacious open plan living area with French doors to the patio
- Generous double bedroom with direct access to the outdoor space
- Allocated parking space and access to a useful communal storage area

**CHAIN FREE** - A beautifully presented one bedroom ground floor apartment built in 2019, offering modern open plan living and a south facing patio. The property benefits from a spacious double bedroom with patio access, a contemporary kitchen and bathroom, and stylish plantation shutters throughout. Situated within a well maintained development with attractive communal gardens beyond the patio, this home is ideally suited to first time buyers, investors or those seeking a low maintenance lifestyle. Ready for immediate occupation and presented in excellent condition throughout.



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		78	78
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.