



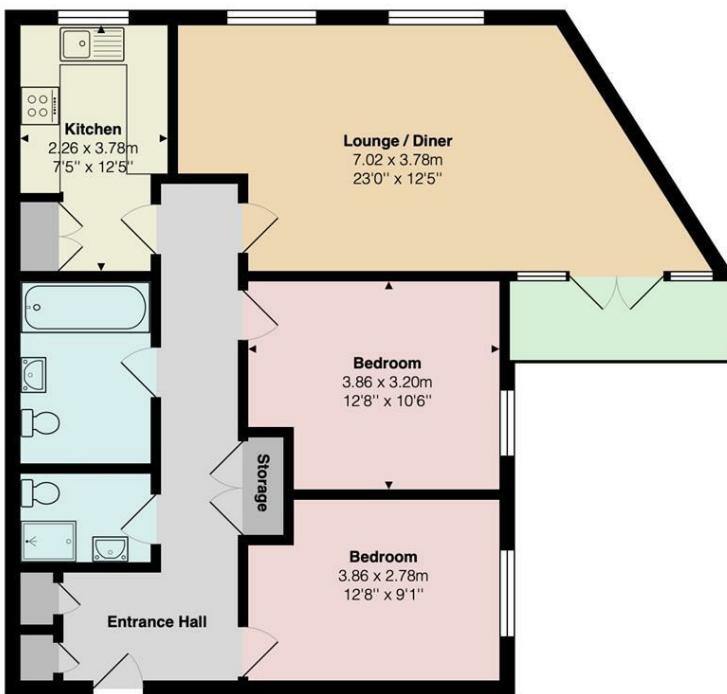
STRATTON OAK ESTATES



2 2 1 D

6 Manor Road, Bournemouth, BH1 3ES

£1,300



Total Area: 87.2 m² ... 939 ft²

All measurements are approximate and for display purposes only



- Ideally located on the favoured East Cliff just a few minutes walk from the beach
- Bournemouth Town is within walking distance with its array of shops, bars and restaurants as well as Bournemouth mainline railway station.
- Modern kitchen with high quality worktops and integrated appliances
- Impressive 23ft lounge/diner with dual aspect looking over the communal gardens
- Private South facing balcony with far reaching views towards the coastline
- Two generous sized double bedrooms both with fitted wardrobes
- Secure underground parking with plenty of above ground visitor parking
- Offered as a long term rental

Located just a SHORT WALK TO THE BEACH with EASY ACCESS INTO BOURNEMOUTH TOWN, this apartment is well presented throughout with a MODERN fully FITTED KITCHEN and extremely spacious lounge/diner opening to a private South facing balcony showing off far reaching views.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------|---|-----------|
| | Current | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | A | |
| (81-91) | B | B | |
| (69-80) | C | C | |
| (55-68) | D | D | |
| (49-54) | E | E | |
| (31-48) | F | F | |
| (1-30) | G | G | |
| Not energy efficient - higher running costs | | 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.