



STRATTON OAK ESTATES



 2  2  1  B

10 - 12 Cavendish Place, Bournemouth, BH1 1RQ

Guide Price £240,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

All measurements are approximate and for display purposes only



- Located in the sought-after Dean Park Conservation Area, just minutes from Bournemouth Town Centre and beach
- Offered With No Forward Chain
- Modern Development Built in 2013
- Pets Allowed
- Quiet cul-de-sac position offering a peaceful location
- Two well-proportioned bedrooms including a Master Suite with ensuite shower room.
- 113 Years Remaining on the Lease
- Bicycle Store

A BEAUTIFULLY presented two-bedroom, two-bathroom apartment in the highly sought-after Dean Park area, just a short stroll from Bournemouth's vibrant town centre and stunning beaches. Offering a spacious, light-filled living area, a sleek modern kitchen, and the added benefit of off-road parking, this home is perfect for those seeking both style and convenience. CHAIN FREE and in immaculate condition, it's ready for you to move straight in.



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			
		82	82
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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(18-34) E			
(1-17) 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.