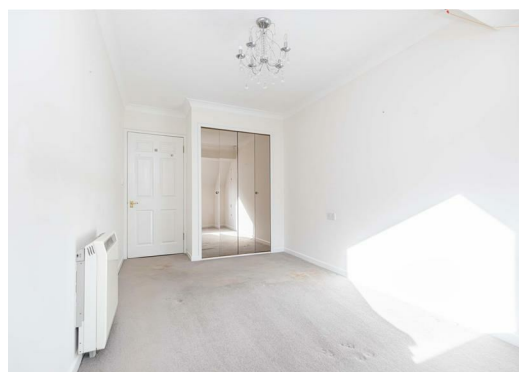




STRATTON OAK ESTATES



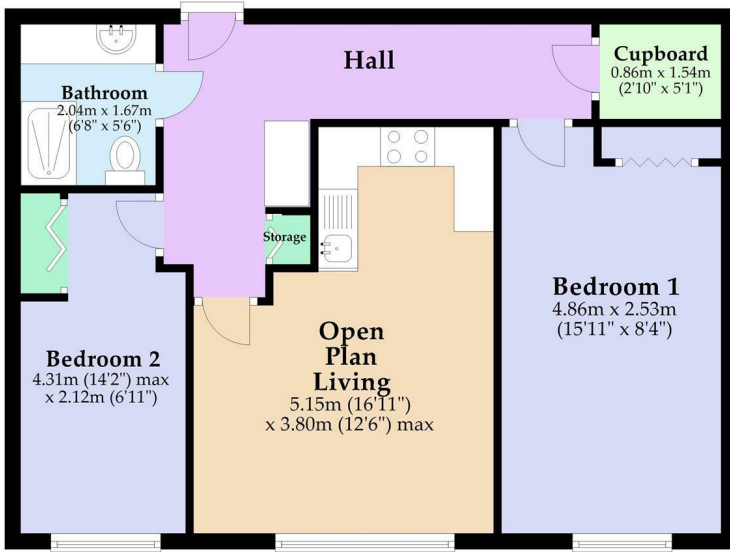
 2  1  1  C

18 Queens Pk West Drive, Bournemouth, BH8 9DA

Guide Price £130,000

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

Top Floor
Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 sq. feet)



- Rare to market this spacious retirement apartment in the sought after Park View Court
- Shower room with large cubicle shower and fully fitted vanity units
- On site manager Mon - Fri 9am - 5pm
- Residents Parking with Permit
- Being Sold Chain Free
- Located on the second floor with fantastic views across the communal gardens
- Modern Kitchen with vast storage and integrated appliances
- 24 / 7 emergency pull cord system in all rooms
- Residents Lounge and Kitchen Facilities

This is a RARE OPPORTUNITY to acquire a 2 bedroom apartment in Park View Court Queens Park and arguably the largest one, in this sought after McCarthy & Stone built retirement building. Residing on the SECOND FLOOR and with a FANTASTIC VIEW across the communal gardens.

| 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 | | 73 | 77 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 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.