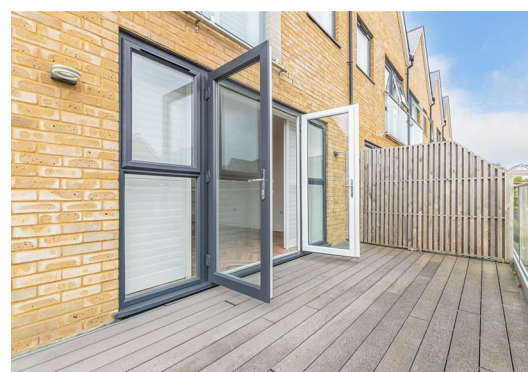
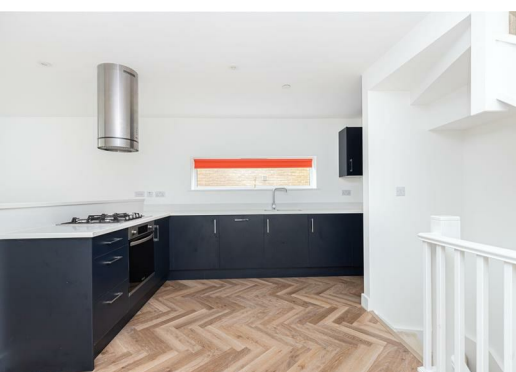




STRATTON OAK ESTATES



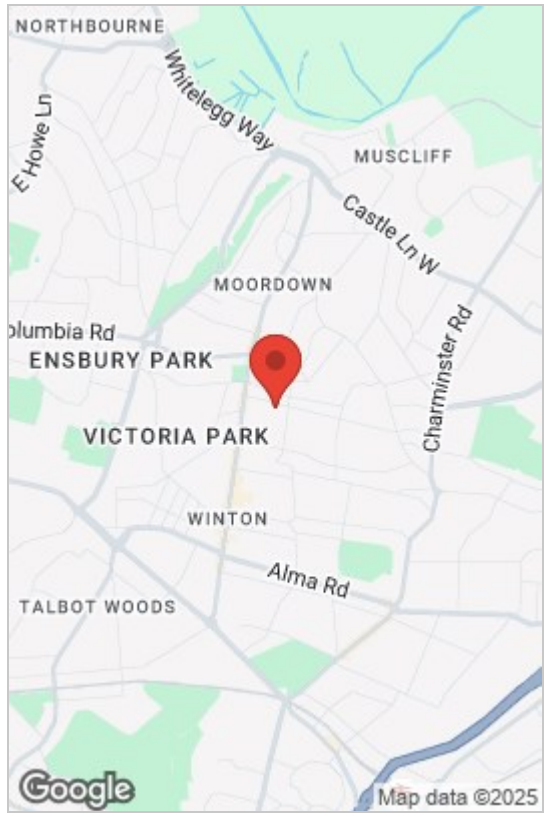
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9 Castle Road, Bournemouth, BH9 1PH
£1,500

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



GROSS INTERNAL AREA
FLOOR 1: 460 sq.ft, 43 m², FLOOR 2: 369 sq.ft, 34 m², FLOOR 3: 369 sq.ft, 34 m²
TOTAL: 1198 sq.ft, 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Situated within The Linen Quarter, an exclusive private gated eco-development in the heart of Winton.
- Open-plan living area with sleek modern kitchen and integrated appliances.
- Two double bedrooms, including a light-filled Master with Juliet balcony.
- Large garage offering secure parking and additional storage.
- Combines luxury and contemporary design with sustainable, energy-efficient technology.
- Private balcony providing ideal space for outdoor relaxation or dining.
- Stylish fully tiled bathroom with bath, shower over bath, heated towel rail and large mirror.
- Walking distance to Wintons independent shops, cafés and restaurants, and just ten minutes from the train station and Award Winning beach.

Located in the heart of Winton within a private gated development, this stunning two-bedroom eco-home in The Linen Quarter is offered for long term rental. It perfectly blends modern luxury with cutting-edge sustainability. Designed for contemporary living, the property has open-plan interiors, a private balcony and an emphasis on green technology. — All within easy reach of Winton High Street, the Award Winning beach and great local schools.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.