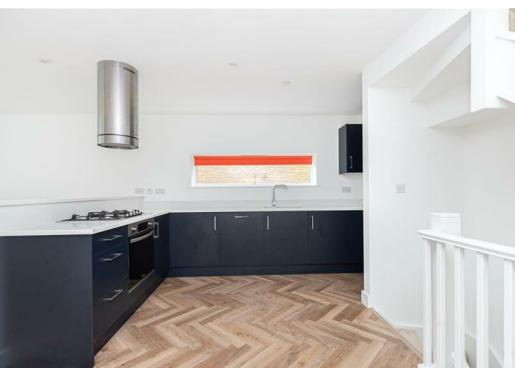




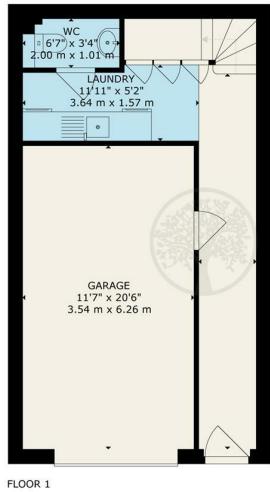
STRATTON OAK ESTATES



2 2 1 A

9 Castle Road, Bournemouth, BH9 1PH

£1,500



FLOOR 1

FLOOR 2

FLOOR 3

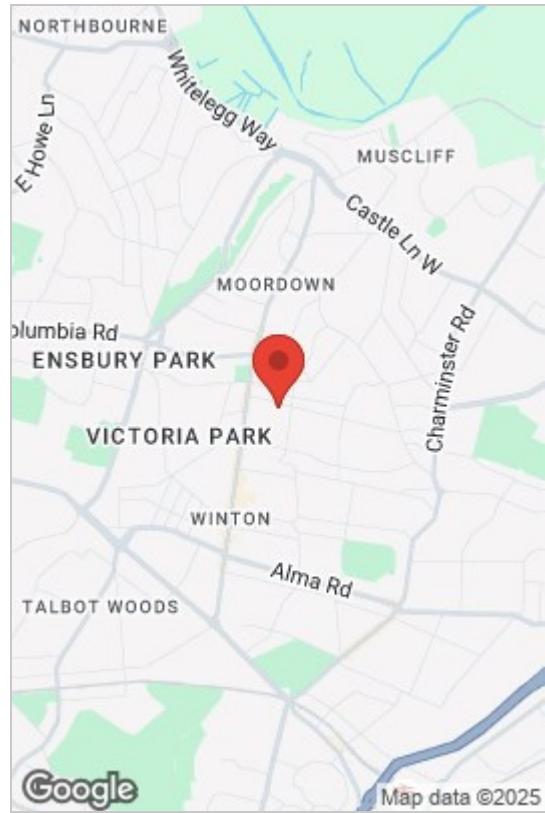
GROSS INTERNAL AREA

FLOOR 1: 460 sq.ft, 43 m², FLOOR 2: 369 sq.ft, 34 m², FLOOR 3: 369 sq.ft, 34 m²TOTAL: 1198 sq.ft, 111 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- 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
Very energy efficient - lower running costs			
(92 plus) A		92	93
(81-91) B			
(70-80) C			
(65-68) D			
(59-54) E			
(51-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

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.