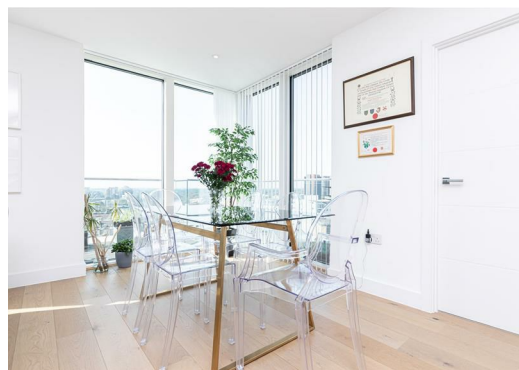




STRATTON OAK ESTATES



 2  2  1  C

96 8 - 10 Christchurch Road, Bournemouth, BH1 3NA

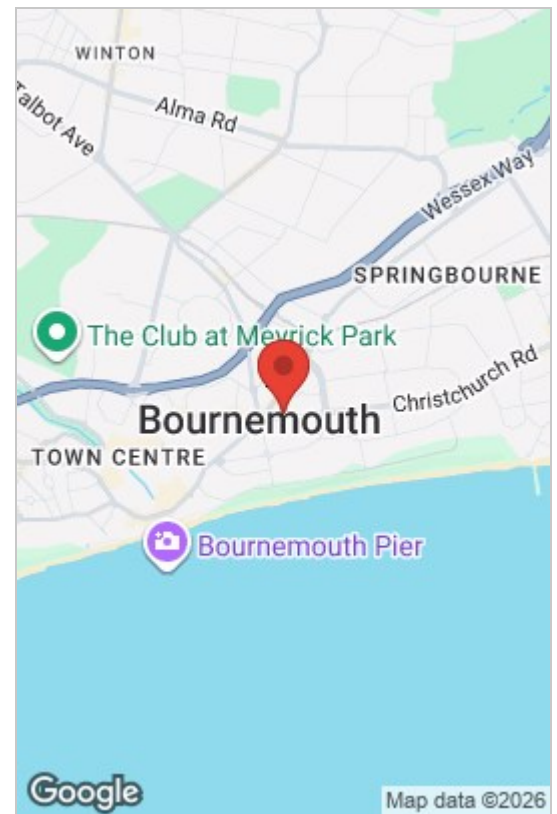
Offers Over £375,000

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



Total Area: 98.0 m<sup>2</sup> ... 1055 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



- Two generous double bedrooms including a luxurious principal suite with en-suite shower room and far-reaching coastal views
- Easy access to transport links and 5 minutes from Bournemouth Station with a direct line to / from Waterloo station.
- Immaculate Duplex Penthouse with secure card access via security entry lift to the 9th floor.
- High spec kitchen with integrated Siemens appliances and granite worktops.
- Ideally located in the Hub of Bournemouth walking distance to the Town and award winning beaches.
- Stunning panoramic Cityscape and Sea views via floor to ceiling windows running throughout the Penthouse.
- Finished to a high standard with Oak flooring, Zonal spotlights, integrated sprinkler and fire alarm system, air conditioning and underfloor heating.
- Two secure allocated parking spaces and a long lease at circa 117 years.

OFFERED WITH NO FORWARD CHAIN - Located in the Hub of Bournemouth. A SEA VIEW coupled with STUNNING PANORAMIC CITYSCAPE views across Bournemouth through floor to ceiling windows make this DUPLEX PENTHOUSE a Must See! Ideally positioned in central Bournemouth, walking distance to the town, beach and transport links. Immaculately presented with modern high tech features and two secure parking spaces!



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			
		80	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.