



STRATTON OAK ESTATES

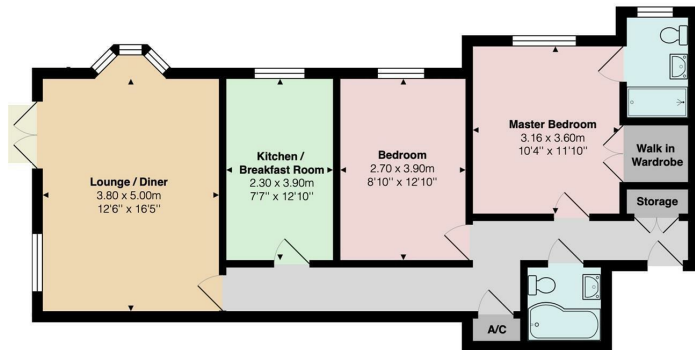


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10-12 Cavendish Place, Bournemouth, BH1 1RQ

£335,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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Total Area: 69.2 m² ... 745 ft²

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.
- Fully redecorated throughout with a stylish, neutral finish.
- Two well-proportioned bedrooms including a Master Suite with ensuite shower room.
- Ideal location Ideal town location for Station, Beaches, Shops and Restaurants, long lease and Dogs Allowed.
- Quiet cul-de-sac position offering a peaceful location.
- Spacious lounge/diner with dual aspect and bay window providing an abundance of natural light.
- Ensuite features a walk-in shower, wash basin and WC
- Perfect as a permanent home, lock-up-and-leave or an investment opportunity.



Located in the prestigious Dean Park Conservation Area, this exceptional two-bedroom "DOG FRIENDLY" ground floor apartment combines modern internal living with an expansive private garden offering a beautifully manicured oasis. Tucked away in a peaceful cul-de-sac yet just minutes from Bournemouth Town Centre, an Award Winning beach and excellent commuter links. This beautifully appointed home provides the perfect balance of tranquility and convenience.

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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	82	82			
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.