



STRATTON OAK ESTATES

97 Manor Road, Bournemouth, BH1 3BZ  
Guide Price £390,000

IMMACULATEDLY PRESENTED Two Bedroom Apartment OFFERED CHAIN FREE in the prestigious Keverstone Court, East Cliff's most exclusive gated development. Located IN THE FAVOURED BLOCK D, this second-floor home enjoys stunning landscaped views from every room, a high-spec German kitchen with Miele appliances, two modern bathrooms and two private balconies. Just moments from the beach and Town Centre, with a garage and beautifully maintained grounds, this is coastal living at its finest.

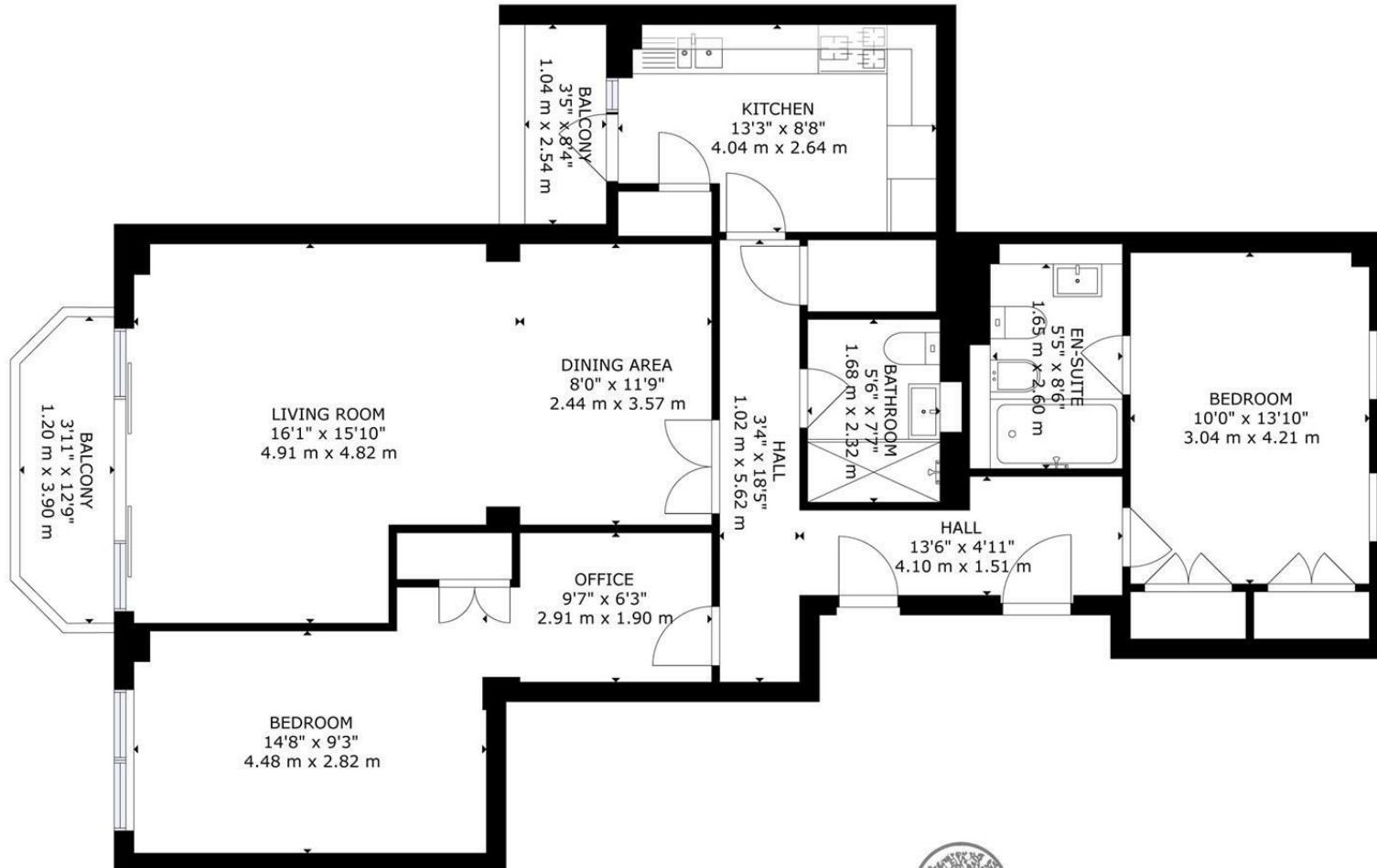
- Situated in the desirable Block D of Keverstone Court, East Cliff's premier gated development.
- Landscaped views from all windows—no direct building outlook.
- Moments from the beach and Bournemouth Town Centre
- German-designed kitchen with Miele appliances and private balcony.
- Spacious lounge with access to recently refurbished main balcony.
- Master bedroom with ensuite bathroom including bath, shower, bidet and towel radiator.
- Private above ground garage with electric up and over doors. Car washing facilities & Newly installed EV charges.
- Triple glazing and upgraded acoustic underlay throughout.



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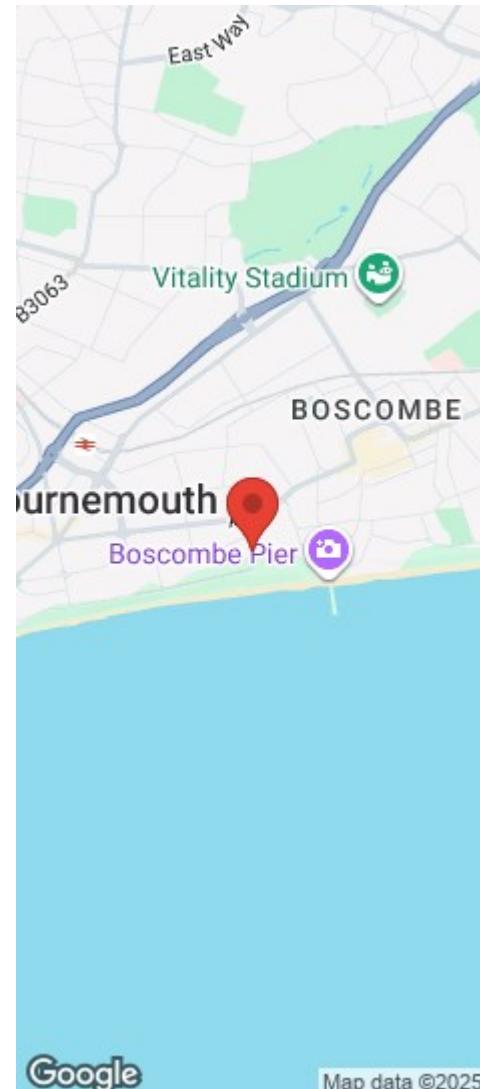


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	84	84
(81-91)	B		
(65-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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		
(65-80)	C		
(55-69)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Google

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