

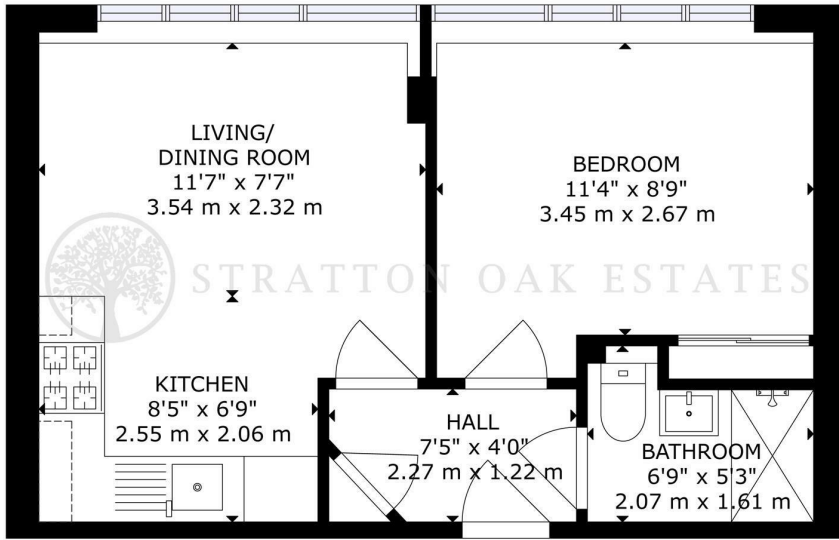


STRATTON OAK ESTATES



The Chocolate Box 8-10 Christchurch Road, Bournemouth, BH1 3NA

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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GROSS INTERNAL AREA
TOTAL: 334 sq.ft, 31 m²



STRATTON OAK ESTATES

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

- Fourth floor apartment within the prestigious Chocolate Box development.
- Moments from the award-winning beaches and vibrant town centre.
- Bright open-plan living space with newly laid flooring.
- Generous double bedroom, newly fitted carpets with built-in wardrobe.
- Ideally located in the heart of Bournemouth.
- Secure entry system with lift and stair access.
- Modern fitted kitchen with integrated appliances.
- Cityscape views towards Meyrick Park and a modern shower room.

Immaculately presented fourth floor one bed apartment with far reaching cityscape views set in the heart of Bournemouth, just moments from the town centre and award-winning beaches. Bright open-plan living space, modern fitted kitchen with integrated appliances, generous double bedroom with built-in wardrobe and a stylish shower room.



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			
England & Wales		EU Directive 2002/91/EC	

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