



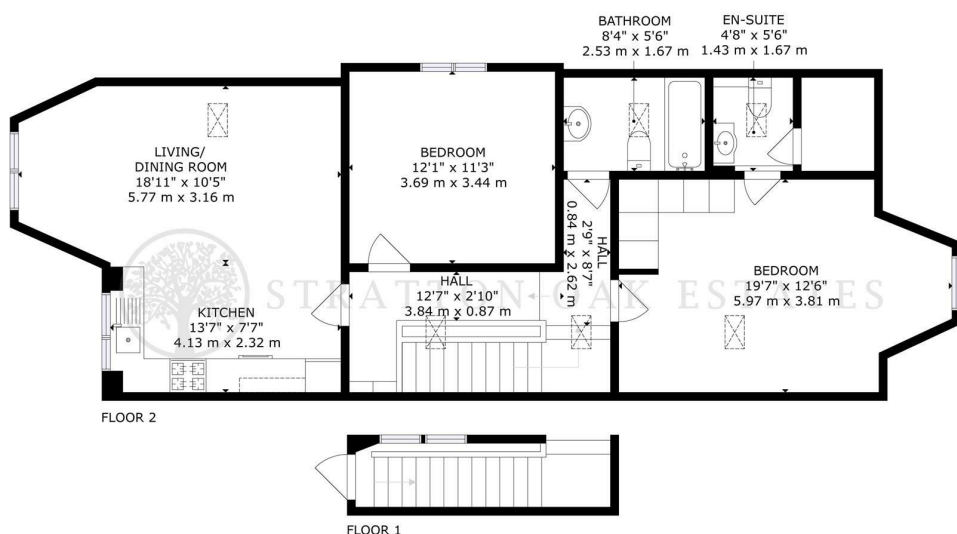
STRATTON OAK ESTATES



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26 Donoughmore Road, Bournemouth, BH1 4HG
£1,100

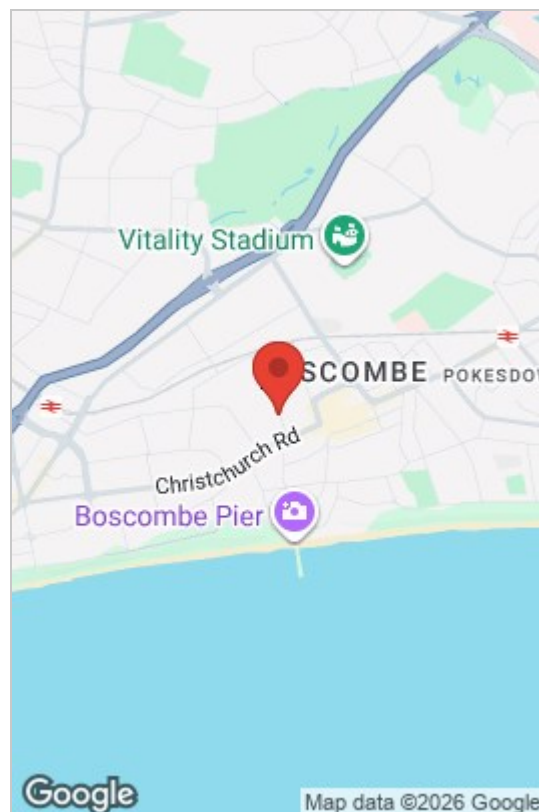
GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



GROSS INTERNAL AREA
FLOOR 1: 57 sq.ft, 5 m², FLOOR 2: 900 sq.ft, 84 m²
TOTAL: 957 sq.ft, 89 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

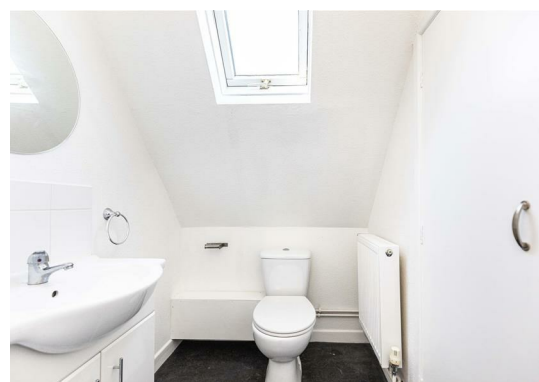


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- A generous entrance landing provides access to all rooms, giving the apartment an excellent sense of space and a practical, well-thought-out layout.
- Fully fitted kitchen with ample worktop space, extensive storage units, integrated oven with gas hob and extractor, plus washing machine, dishwasher and fridge/freezer provided by the landlord.
- Second generous double bedroom — ideal for guests, a home office or family use.
- Excellent location with easy access to Boscombe's shops, cafés and amenities, and a short walk to the award-winning beach and artificial reef.
- Bright and airy open plan living area, flooded with natural light — a superb space for relaxing and entertaining.
- Master bedroom with fitted wardrobes and a modern ensuite.
- Separate family bathroom fitted with a contemporary modern suite.
- Recently redecorated throughout and presented in move-in condition

A stylish and spacious two bedroom apartment in the heart of Boscombe, freshly redecorated and ready to move straight into. Flooded with natural light and just a short walk from the award-winning beach and artificial reef, this is coastal living at its finest.



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.