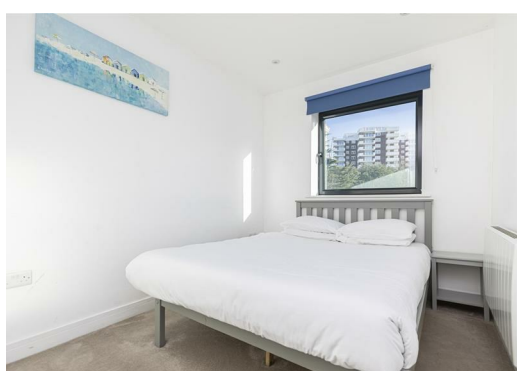


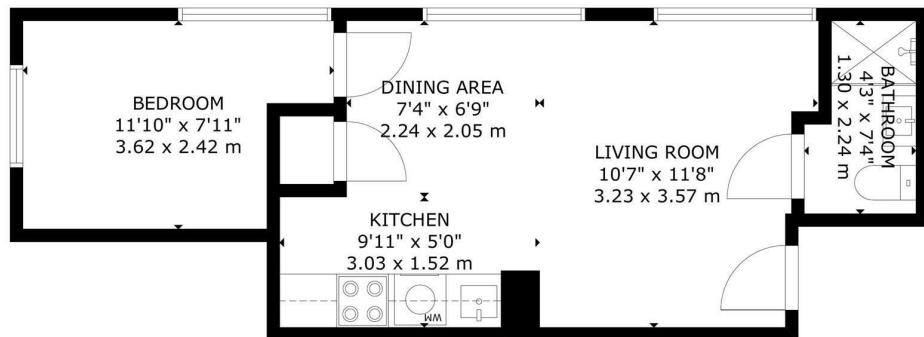


STRATTON OAK ESTATES



22 Compass Point Upper Hinton Road, Bournemouth, BH1 2AR
£995 Per Month

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



GROSS INTERNAL AREA
TOTAL: 32 m²/340 sq.ft
FLOOR 1: 32 m²/340 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



STRATTON OAK ESTATES



- Stylish Modern Apartment Residing in a contemporary development located in the Centre of Bournemouth
- A short stroll to the hub of Bournemouth Town with its variety of shops, bars, restaurants and the BH2 complex
- Well equipped kitchen with integrated fridge, hob/oven and plenty of storage.
- Conveyed with resident permit parking
- Two minutes walk to the golden sand Award Winning beach, Pier Approach and stunning Bournemouth Gardens
- Providing modern day living with a bright and spacious, open plan kitchen/dining/lounge.
- Generous size double bedroom with carpet flooring throughout
- Offer for rental on a furnished basis.

This **STYLISH** and **MODERN** Apartment is only 2 MINUTES FROM Bournemouth PIER APPROACH, BEACH and the diverse Town Centre. It comes with Off road parking and is offered on a furnished basis.



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.