



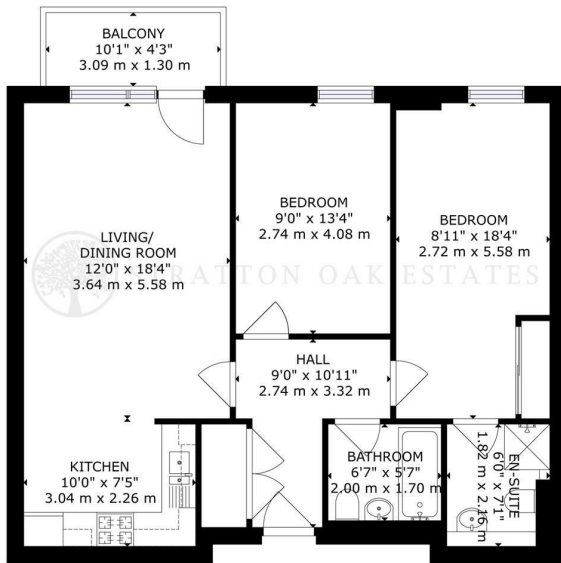
STRATTON OAK ESTATES



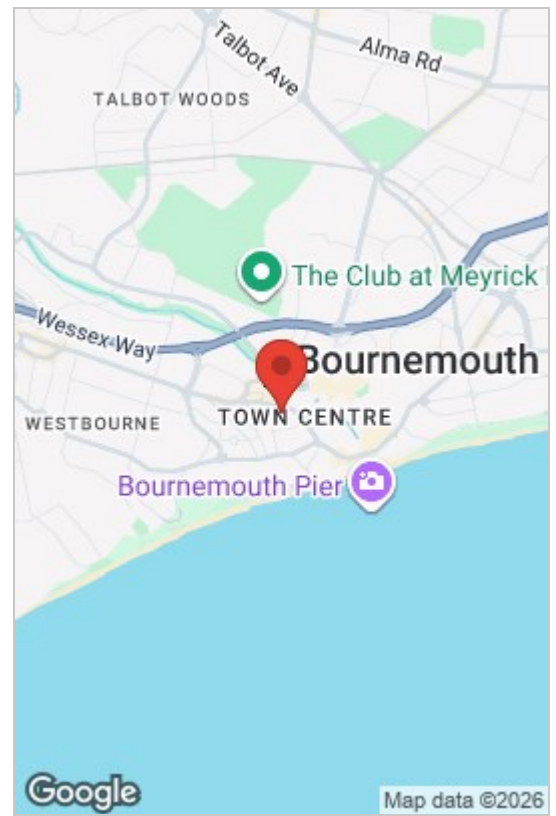
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312 The Summit Upper Terrace Road, Bournemouth, BH2 5EA  
£1,400

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



GROSS INTERNAL AREA  
 EXCLUDED AREAS: BALCONY: 43 sq.ft, 4 m<sup>2</sup>  
 TOTAL: 768 sq.ft, 71 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Moments from BH2, Bournemouth Gardens and the beach.
- Stylish open-plan kitchen / living space.
- Two generous double bedrooms.
- Enviable location adjacent to the Hilton Bournemouth.
- Secure allocated parking.
- Principal bedroom with en-suite shower room.
- Large private terrace accessed from the living area.
- Prestigious town centre apartment within The Summit development.

Beautifully presented two double bedroom apartment in the heart of Bournemouth Town Centre, offering a large private terrace, two bath/shower rooms, secure parking and a stylish open-plan living space. Ideally positioned moments from Bournemouth Gardens, the BH2 leisure complex and within easy reach of the beach, this modern apartment is perfectly suited to convenient coastal living.



Energy Efficiency Rating	
Current	Potential
84	84

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> 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.