



STRATTON OAK ESTATES



8-10 Christchurch Road, Bournemouth, BH1 3NA  
£1,000 Per Month

# 8-10 Christchurch Road, Bournemouth, BH1 3NA

Ideally located in the heart of Bournemouth, just moments from the award-winning beaches and vibrant town centre, this immaculately presented and recently redecorated one bedroom apartment is positioned on the third floor of the prestigious Chocolate Box development. Offering larger than average accommodation for this style of property, the apartment features a bright open-plan living space, modern kitchen, modern bathroom and excellent access to local amenities and transport links.

## Full Description

The prestigious Chocolate Box development enjoys a highly convenient position in the centre of Bournemouth, placing you within easy reach of the town centre, a wide range of shops, bars, cafés and restaurants, as well as excellent transport connections. Bournemouth's famous seven-mile stretch of golden sandy beaches is also just a short distance away, making this an ideal home for those looking to enjoy the very best of coastal and town centre living.

Accessed via a secure entry system, the building offers both lift and stair access to the third floor, where this impressive one bedroom apartment can be found.

The property has been recently redecorated and is presented in excellent order throughout. Internally, the apartment offers a particularly spacious open-plan kitchen, dining and living area, larger than normally found in similar apartments within the development. This versatile room provides ample space for both lounging and dining furniture, creating a comfortable and practical day-to-day living environment.

The kitchen is well appointed with a range of integrated appliances including an under-counter fridge and freezer, oven, electric hob and extractor hood, along with generous worktop and cupboard space.

The double bedroom is a very good size and benefits from a large glazed aspect, allowing in plenty of natural light.

Completing the accommodation is a modern bathroom fitted with a stylish suite, along with a useful large storage cupboard located in the entrance hall.

This is an excellent opportunity to rent a spacious and well-presented apartment in a sought-after central Bournemouth location.

The tenant will be responsible for Council Tax and all Utility Bills.

Unfortunately due to the terms of the lease Pets are not permitted.



Total Area: 42.8 m<sup>2</sup> ... 460 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	69
(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	

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.