



STRATTON OAK ESTATES

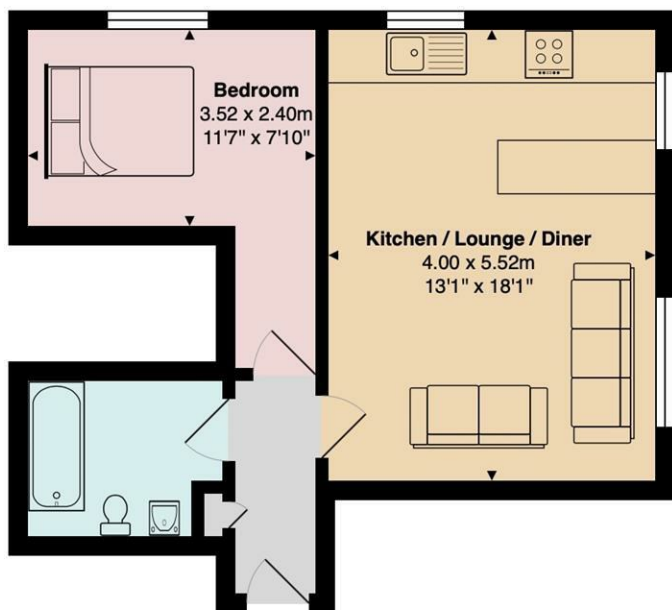


1 1 1 B

8 Pinecliffe Avenue, Bournemouth, BH6 3PD

Fixed Asking Price £175,000

FLOOR 1, THE CHOCOLATE BOX 8 - 10 CHRISTCHURCH ROAD, DORSET, BOURNEMOUTH, BH1 3NA
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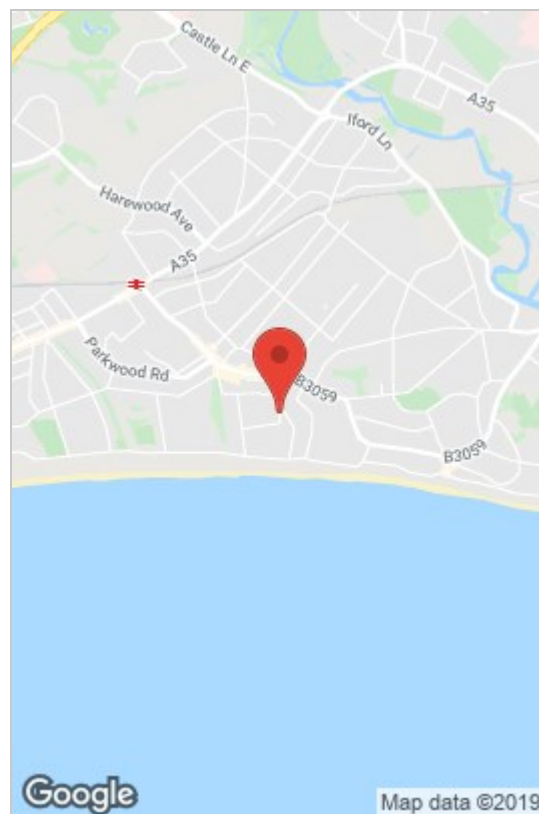


Total Area: 41.0 m² ... 442 ft²

All measurements are approximate and for display purposes only

- Walking distance to the award winning beaches
- Walking Distance to Southbourne High Street
- Long lease circa 120 years
- Parking available
- Modern development built circa 2014
- Large open plan kitchen / living area
- Energy rating "B"
- Combined annual charges of £1150 per annum

PERFECTLY LOCATED just a short stroll away from Southbourne's golden sandy beach this IMMACULATELY PRESENTED one bedroom apartment resides in a MODERN development and is an ideal first step onto the property ladder.



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		
82	82		88	88	
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.