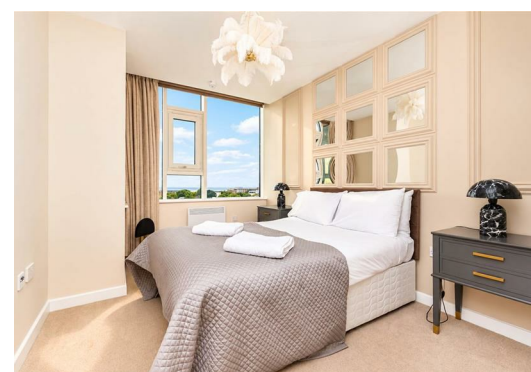




STRATTON OAK ESTATES



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The Chocolate Box 8-10 Christchurch Road, Bournemouth, BH1 3NA

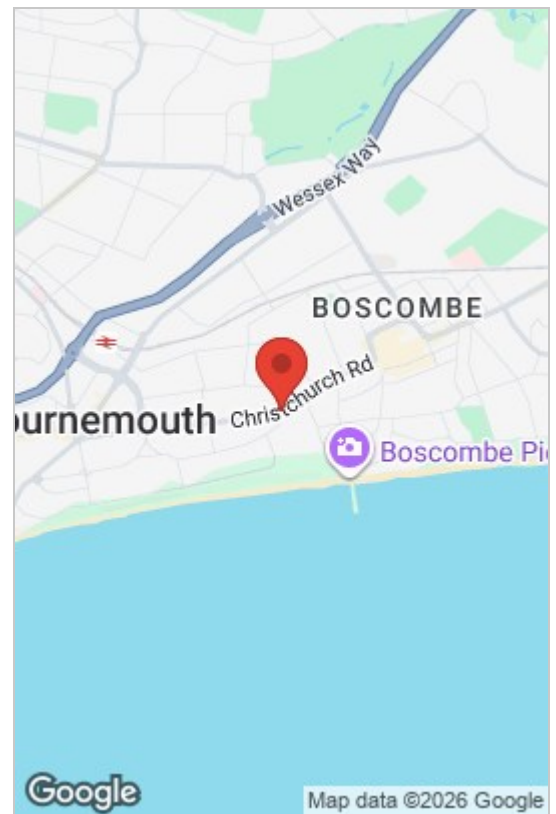
GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



All measurements are approximate and for display purposes only

- Two bedroom seventh floor apartment, Sea views from the living area and both bedrooms.
- Fortnightly professional cleaning included within the rent.
- Modern shower room plus a separate second WC.
- Offered fully furnished to a very high standard.
- Walking distance to Bournemouth town centre and the beach.
- Open-plan living and dining area with wrap-around full-height windows.
- Modern fitted kitchen with integrated oven, hob, fridge freezer and washing machine.
- Secure covered allocated parking space.
- Lift access, security entry system and electric heating.
- Bournemouth train station and BH2 leisure complex nearby.

A beautifully presented two bedroom seventh floor apartment in the Chocolate Box building, offered fully furnished to an exceptionally high standard and benefiting from sea views, a secure allocated parking space and a fortnightly professional cleaning service included within the rent. The open-plan living area enjoys a wrap-around aspect over the town towards the coast, with Bournemouth town centre, the beach and the mainline train station all within walking distance.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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.