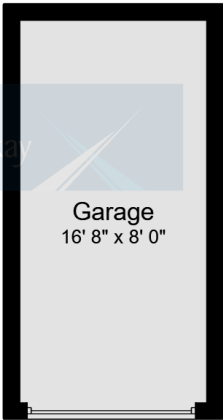
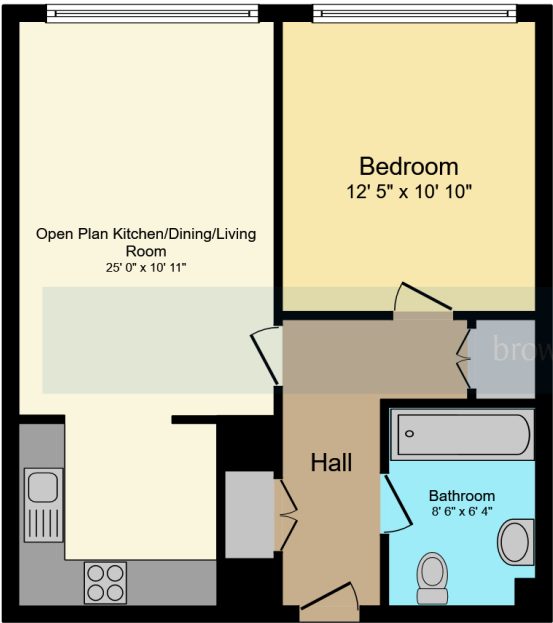




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	62	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Monkton Court is situated in a highly sought after position ideally located to take advantage of all the area has to offer. Nearby you can enjoy walks through the Gardens which lead directly to the bustling town of Bournemouth and in the opposite direction you will find Coy Pond with its pretty duck pond and wildlife. For a more laid back vibe, Westbourne is also within comfortable reach and is renowned for its coffee bar scene, boutique shops and mix of restaurants together with the usual high street names such as Marks and Spencer food hall. For beach lovers, there are miles upon miles of golden sandy shores with promenade stretching from the famous Sandbank one way to Bournemouth and beyond in the other, the area is also well served with bus services and train links to London Waterloo.