



4 Moor View Road, Oakdale, POOLE, Dorset BH15 3LS

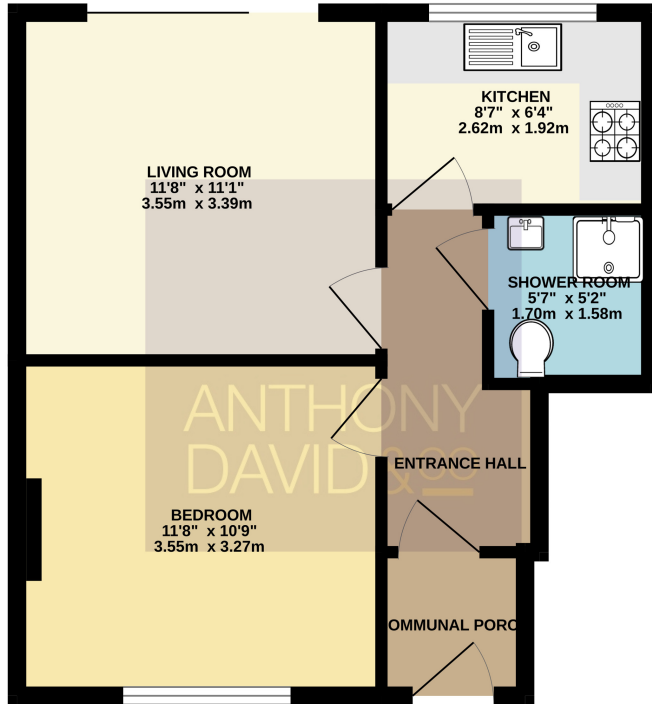
£189,950 Leasehold

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An exceptional ground floor garden apartment conveniently situated on this residential road in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. This ideal first time buy is immaculately presented and viewing is imperative to appreciate the pristine accommodation on offer, which comprises: lounge with direct garden access, contemporary kitchen with integrated appliances, double bedroom and stylish shower room. Externally the property boasts a beautifully tended garden with sun patio and lawned area. To the front the brick paved driveway provides off road parking and gate side access to the garden. Further features of this 'little gem' include: PET FRIENDLY, shed with power and light, low maintenance, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**

GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



Entrance Porch 4' 7" x 4' 6" (1.40m x 1.37m)
 Entrance Hall 10' 3" x 5' (3.12m x 1.52m)
 Bedroom 11' 1" x 10' 8" (3.38m x 3.25m)
 Living Room 11' 8" x 11' 1" (3.56m x 3.38m)
 Kitchen 8' 7" x 6' 3" (2.62m x 1.91m)
 Bathroom 5' 6" x 5' 2" (1.68m x 1.57m)
 Garden Private
 Council Tax Band - A
 Lease 125 years from 2009
 Ground Rent £150 per annum will increase to £300 in 2034
 Service Charge and Maintenance £500 per annum to include buildings insurance
 Maintenance Shared as and when with 1st Floor

TOTAL FLOOR AREA: 403 sq.ft. (37.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.