



Flat 5 Fleetswood Court, 431-441 Wimborne Road, Oakdale, Poole BH15 3EE

£229,950 Share of Freehold

A beautifully presented two double bedroom second floor purpose built apartment conveniently situated in this popular block in Oakdale close to shops, amenities, schools and central bus routes. The property presents an ideal first time buy/investment purchase and internal viewing is highly advised to appreciate not only its location but the good sized accommodation on offer, which comprises: 20' dual aspect lounge/diner, South Westerly facing balcony, fitted kitchen and bathroom. Further features include: SHARE OF THE FREEHOLD, garage in block, casual parking, two storage cupboards, fitted wardrobe to both bedrooms, self managed block, security entryphone, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, St Edwards RC/CoE Secondary and Poole High School.

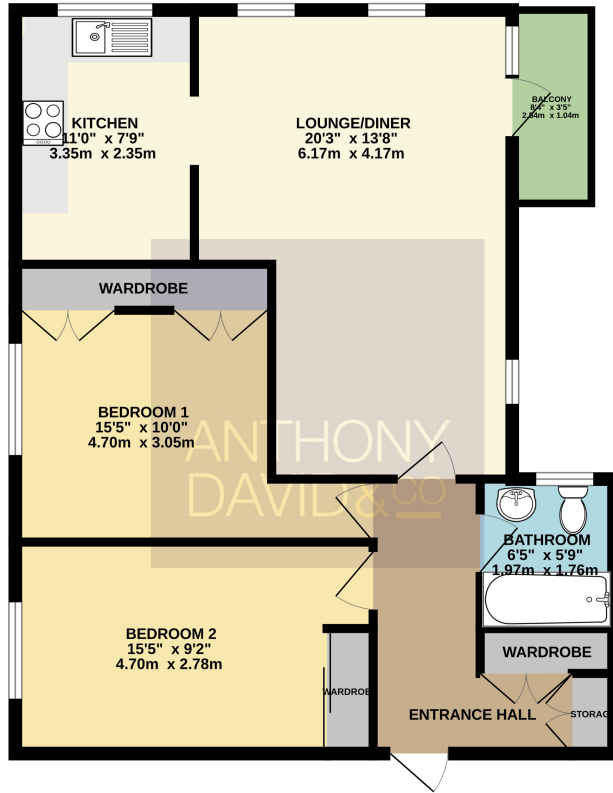
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**ANTHONY
DAVID & CO**

SECOND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



Entrance Hall 12' 8" x 8' 8" (3.86m x 2.64m) max
 Lounge/Diner 20' 4" x 13' 8" (6.20m x 4.17m)
 Kitchen 11' 5" x 7' 9" (3.48m x 2.36m)
 Bedroom One 15' 5" x 12' 0" (4.70m x 3.66m) max
 Bedroom Two 15' 2" x 9' 2" (4.62m x 2.79m)
 Bathroom 6' 5" x 5' 9" (1.96m x 1.75m)
 Garage 15' 11" x 8' 4" (4.85m x 2.54m)
 Parking Casual
 Tenure Share of the Freehold. 999 years from 1983
 Service Charge £580.00 quarterly
 Council Tax Band B

TOTAL FLOOR AREA : 740 sq.ft. (68.7 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			
(92-100)	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			
England, Scotland & Wales		76	77
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
 Property details contained herein do not form part 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.