



Flat 5 Spitfire, 262 Wimborne Road, Poole, Dorset BH15 3EF

Guide Price £199,950 Leasehold

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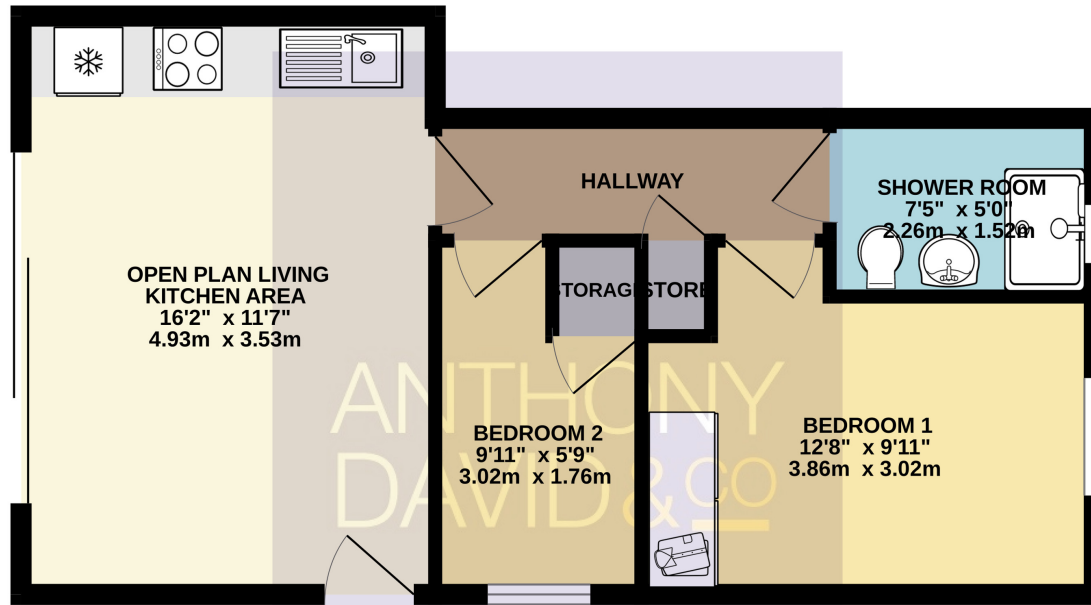
www.anthonydavid.co.uk

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**** NO FORWARD CHAIN **** A modern two bedroom ground floor garden flat, built in 2006, conveniently situated in the heart of Oakdale within walking distance to local shops, parks, schools and bus routes. Poole Town centre with its array of shopping facilities and amenities is also a short distance away. This well-presented property presents the ideal opportunity for first time buyers/investors and internal viewing is highly advised to appreciate the accommodation on offer which comprises 16' open-plan living/kitchen area, two bedrooms and shower room. Externally, the property boasts an east-facing patio seating area and to the front, there is an allocated parking space. Further features include visitor parking, bicycle and bin store, some integrated kitchen appliances, built in wardrobe to master bedroom, store cupboards, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



Open-Plan Living/Kitchen Area 16' 2" x 11' 7" (4.93m x 3.53m)

Hallway Doors to...

Bedroom One 12' 8" x 9' 11" (3.86m x 3.02m)

Bedroom Two 9' 11" x 5' 9" (3.02m x 1.75m)

Shower Room 7' 5" x 5' 0" (2.26m x 1.52m)

Garden Private Patio Area

Tenure Leasehold - 125 Years from 2006

Ground Rent £225 annually

Service Charge £1350 PA

Council Tax Band B

TOTAL FLOOR AREA: 433 sq.ft. (40.2 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	76	77
(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	

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.