



Flat 14 46-48 Oakdale Road, Oakdale, POOLE, Dorset BH15 3LY

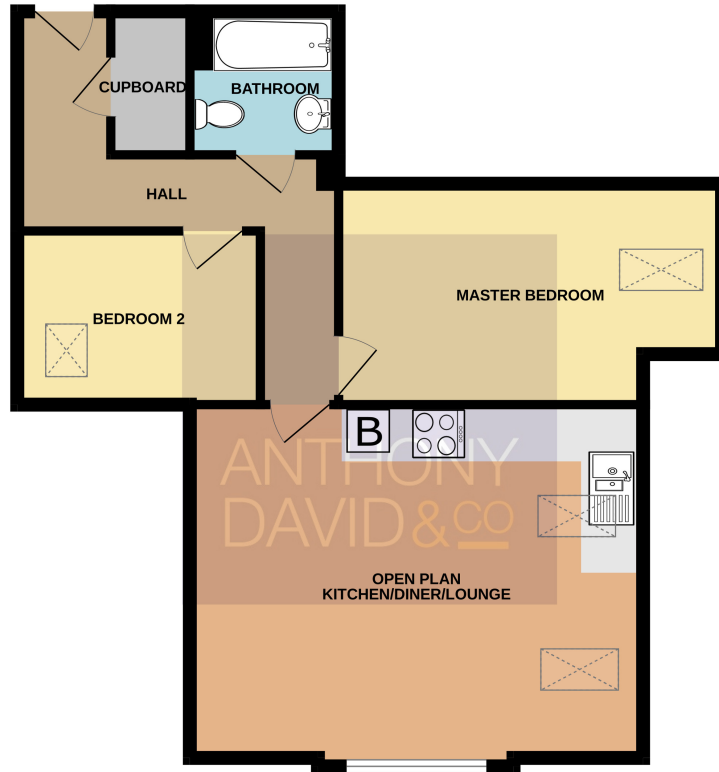
£189,950 Leasehold

An immaculate two double bedroom top floor purpose built apartment having been built in 2008. Ideally situated in Oakdale, close to local shops, amenities, parks and central bus routes. This modern home would make an ideal first time buy/investment purchase and internal viewing is advised to appreciate the accommodation on offer, which comprises: 18' open plan living, fitted kitchen area, two bedrooms and bathroom. The property is set within well maintained communal grounds and has one allocated parking space. Further features include gas central heating, eaves storage, Velux windows and newly fitted carpets. Nearby schools - Stanley Green Infant Academy, Oakdale Junior School, St Edwards RC/CoE Secondary and Poole High School. NO FORWARD CHAIN.

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ANTHONY
DAVID & CO

SECOND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



Entrance Hall Doors to

Open Plan Lounge/Kitchen/Diner 18' 11" x 15' 6"
(5.77m x 4.72m)

Bedroom One 16' 2" x 9' 4" (4.93m x 2.84m) max

Bedroom Two 10' 5" x 7' 8" (3.17m x 2.34m)

Bathroom 6' 6" x 5' 10" (1.98m x 1.78m)

Parking Allocated

Tenure Leasehold - 125 years from 2008

Ground Rent £150 per annum

Service Charge £40 per month

Managing Agent Self managed under Right to Manage

Council Tax Band B

TOTAL FLOOR AREA : 659 sq.ft. (61.2 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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.