



Flat 2, 53 Preston Road, Oakdale, Poole, Dorset BH15 3EQ

£239,950 Leasehold

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A superb two double bedroom ground floor garden flat situated in this cul-de-sac location in the heart of Oakdale within walking distance to shops, amenities, doctors surgeries and bus routes. The property presents an ideal first time buy/ investment purchase and viewing is a must to appreciate the accommodation on offer, which comprises: lounge/diner, stylish kitchen and modern bathroom. Externally the property boasts an enclosed private rear garden with lawned area and sun patio. There is also a garage in block with parking in front of the garage. Further features include: long lease, fitted wardrobe, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, St Edwards RC/CoE Secondary and Poole High School. PETS ARE NOT ALLOWED.

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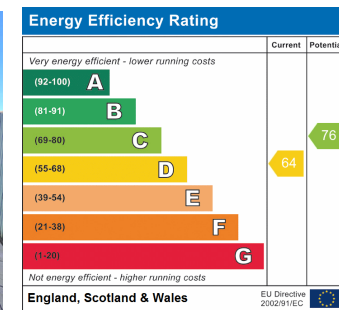
GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



Entrance Hall 17' 10" x 3' 0" (5.44m x 0.91m)
 Lounge/Diner 13' 11" x 13' 6" (4.24m x 4.11m)
 Kitchen 11' 9" x 7' 4" (3.58m x 2.24m)
 Bedroom 1 13' 9" x 8' 10" (4.19m x 2.69m)
 Bedroom 2 11' 10" x 8' 6" (3.61m x 2.59m)
 Bathroom 8' 6" x 5' 3" (2.59m x 1.60m)
 Garage 15' 6" x 8' 4" (4.72m x 2.54m)
 Garden Enclosed
 Tenure Leasehold - 145 + years remaining
 Maintenance £1200 per annum

TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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