



Flat 1 Oakwood, 50 Oakdale Road, Oakdale, Poole, Dorset BH15 3LG

£190,000 Leasehold

**\*\* NO FORWARD CHAIN \*\*** A two double bedroom ground floor purpose built apartment ideally situated in Oakdale within walking distance to local shops, schools, parks and bus routes. The property presents an ideal first time buy/investment purchase and internal viewing is a must to appreciate the accommodation on offer, which comprises: lounge/diner with direct access to outdoors, kitchen and shower room. Further features include: integrated fridge/freezer, EXTENDED LEASE & NO GROUND RENT, allocated parking space, visitors parking, gas central heating and UPVC double glazing. Nearby Schools: Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE.

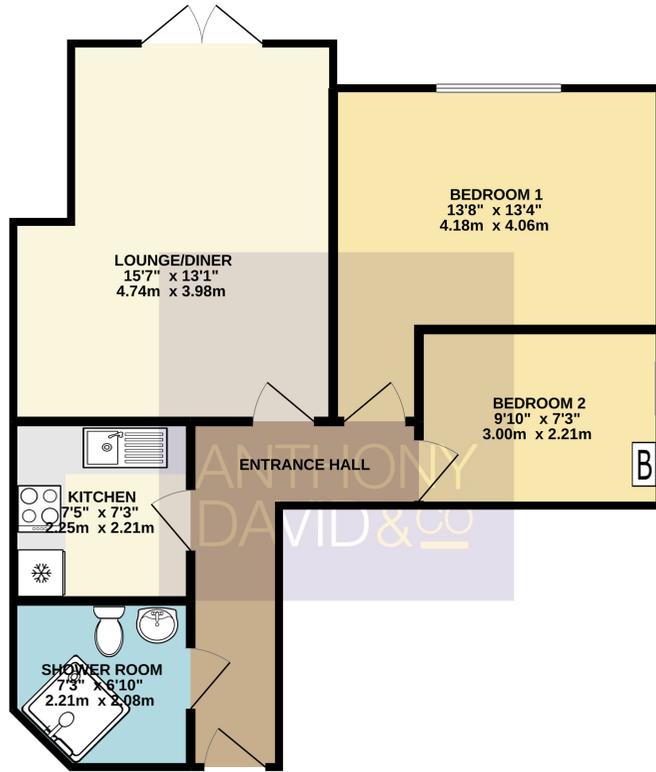
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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



Lounge/Diner 15' 7" x 13' 1" (4.75m x 3.99m)

Kitchen 7' 5" x 7' 3" (2.26m x 2.21m)

Bedroom One 13' 8" x 13' 4" (4.17m x 4.06m)

Bedroom Two 9' 10" x 7' 3" (3.00m x 2.21m)

Shower Room 7' 3" x 6' 10" (2.21m x 2.08m)

Parking Allocated and visitors

Tenure Leasehold - 171 years remaining

Service Charge £1200 per annum

Council Tax Band B

TOTAL FLOOR AREA : 574 sq.ft. (53.3 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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 78                      | 80        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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 or 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.