



**Flat 13, 46-48 Oakdale Road  
Poole, Dorset, BH15 3LY**



# Flat 13, 46-48 Oakdale Road, Poole, Dorset, BH15 3LY

## Leasehold Price £190,000

A well presented top floor apartment with 2 generous double bedrooms, updated open plan kitchen/lounge/dining room, gas central heating, double glazing and allocated parking. It is conveniently located within 160 metres of local shops and only 2 miles from Poole Town Centre.

- A well presented top (second) floor apartment
- Open plan kitchen/lounge/dining room with feature window
- Refitted kitchen in a range of grey units with complimentary work top, integrated oven, induction hob, extractor, space and plumbing for washing machine
- Spacious entrance hall with extra storage cupboard
- 2 double bedrooms
- Modern bathroom with shower over bath
- Set in the eaves with feature windows
- Allocated parking for one car which is visible from the apartment
- Gas central heating & double glazing
- Security entryphone system
- This purpose built apartment block was constructed in 2008 and consists of 14 flats set over 2 floors with communal grounds; each flat has an allocated parking space and there are 5 visitor spaces in total

This lovely apartment is located ½ a mile from the shops in Canford Heath with beautiful heathland walks within 1½ miles. Poole Town Centre is just 2 miles away offering a range of shops and leisure facilities and the beautiful Poole Quay is a little further on offering a variety of bars and restaurants.

Term of Lease: 125 years from 2007

Maintenance Charges: Approximately £480 Per Annum

Ground Rent: Approximately £150 Per Annum

COUNCIL TAX BAND: B

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

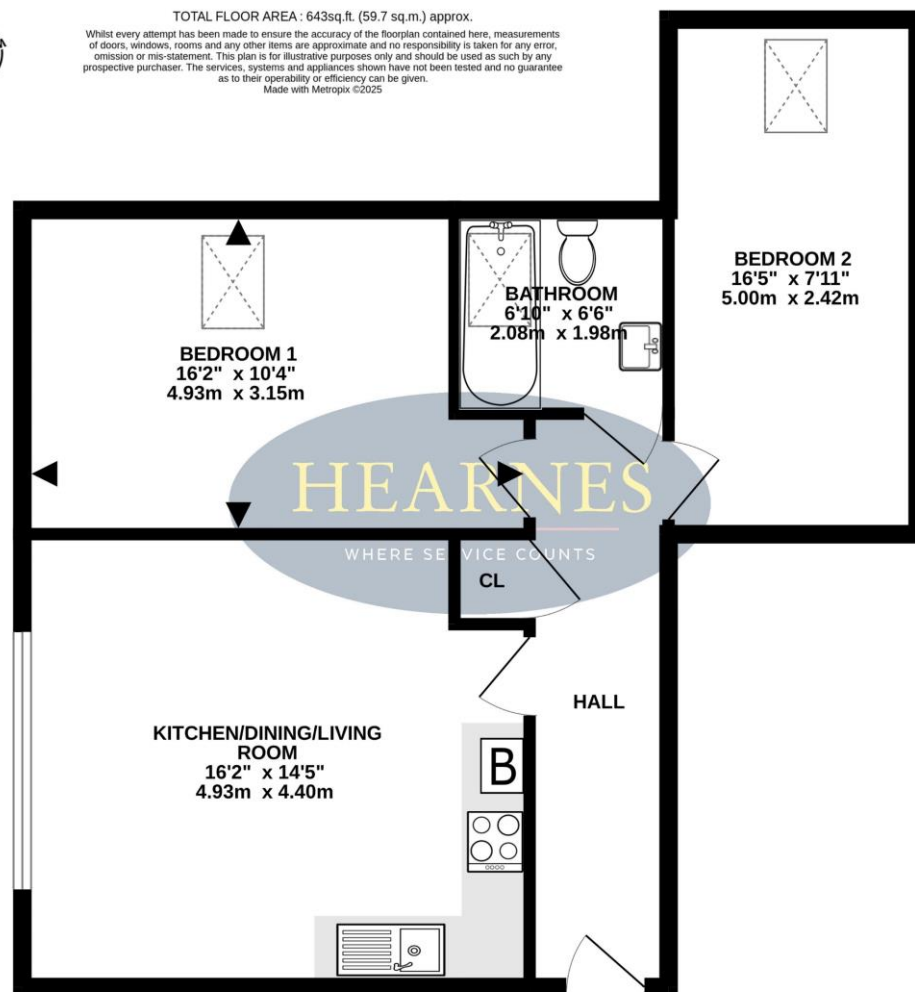




TOTAL FLOOR AREA : 643sq.ft. (59.7 sq.m.) approx.

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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