



132b Ringwood Road, Poole, Dorset BH14 0RP

£265,000 Leasehold

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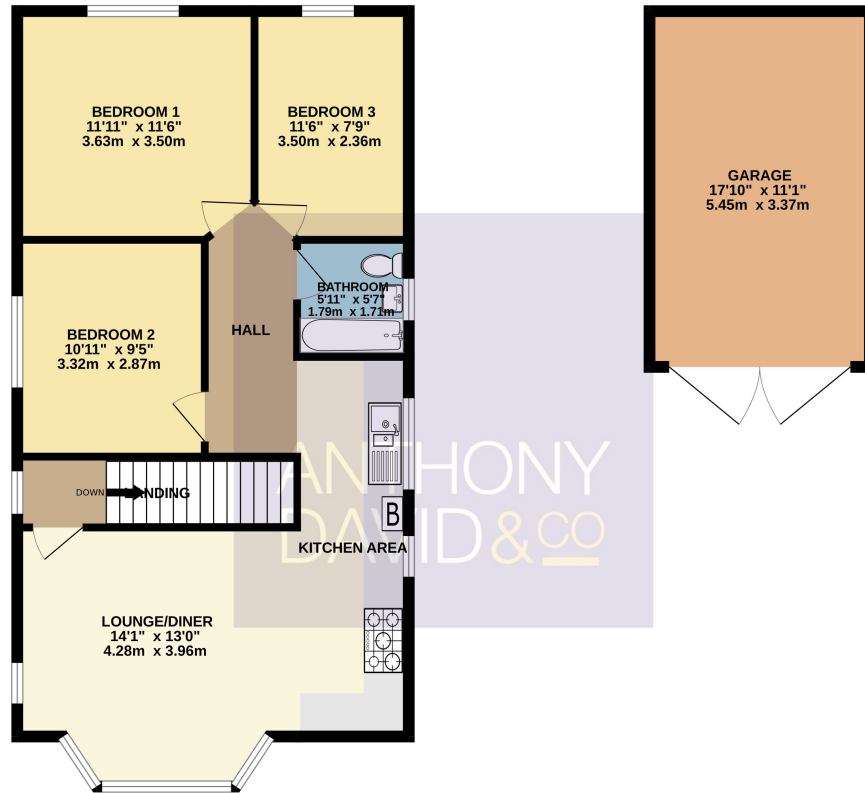
01202 677444

**** NO FORWARD CHAIN ** PET FRIENDLY **** A superb three bedroom first floor apartment ideally situated on the fringes of Oakdale and Lower Parkstone. Poole Town centre with its array of shopping facilities and transport links is also a short distance away. The property would benefit from some cosmetic updating and viewing is a must to appreciate the spacious accommodation on offer, which comprises: open plan lounge/kitchen/diner, two double bedrooms, good sized single bedroom and bathroom. Externally the property boasts an extensive Westerly aspect tiered garden. To the front the driveway provides ample off road parking which in turn leads to a detached garage. Further features of this ideal investment/first time buy include: Own entrance, new roof (2020), modern boiler, gas central heating and UPVC double glazing. Nearby Schools - St Marys Catholic Primary, Longfleet Primary, Ocean Academy Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

FIRST FLOOR
737 sq.ft. (68.5 sq.m.) approx.

GARAGE
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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Entrance Hall Doors to

Lounge/Diner 14' 1" x 13' 0" (4.29m x 3.96m)

Kitchen Area 19' 1" x 5' 7" (5.81m x 1.71m)

Bedroom One 11' 11" x 11' 6" (3.63m x 3.51m)

Bedroom Two 10' 11" x 9' 5" (3.33m x 2.87m)

Bedroom Three 11' 6" x 7' 9" (3.51m x 2.36m)

Bathroom 5' 11" x 5' 7" (1.80m x 1.70m)

Garage 17' 10" x 11' 1" (5.44m x 3.38m)

Garden Westerly aspect

Driveway Off road parking

Tenure Leasehold - 153 years remaining

Ground Rent £10 per annum

Service Charge As and when basis

Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	46	74
A		
(81-91)		
B		
(69-80)		
C		
(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 details contained herein do not form part of 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.