



7 Bamber Court, 36 Chorley Close, Oakdale, Poole, Dorset BH15 3JN

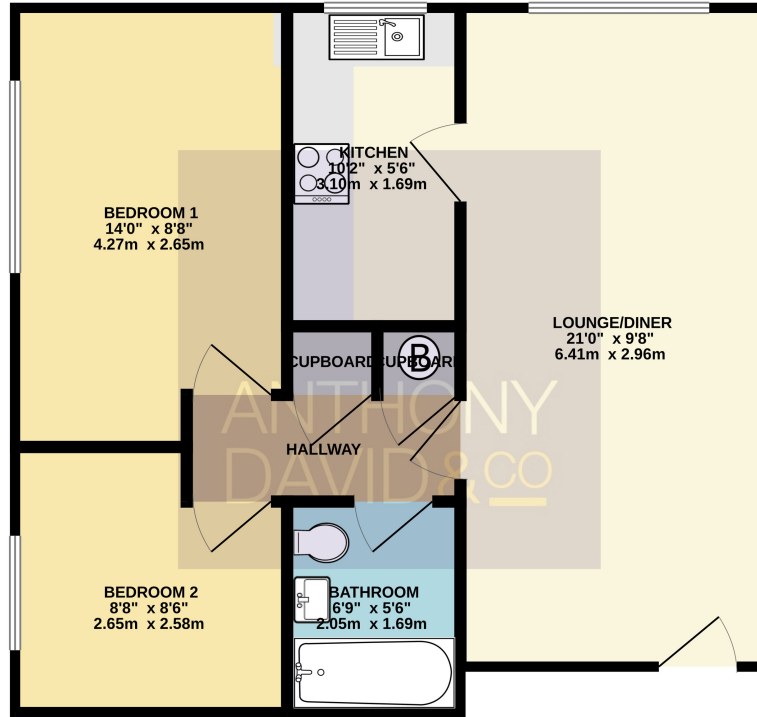
£199,950 Share of Freehold

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**** NO FORWARD CHAIN **** A fantastic two double bedroom first floor purpose built apartment conveniently situated in Oakdale close to local shops, parks bus routes and schools. This ideal first time buy/investment property has been partially modernised by the current owner and viewing is essential to not only appreciate its superb location but also the stylish accommodation on offer, which comprises: 21' lounge/diner, kitchen and contemporary bathroom. Externally the property is set within a well maintained communal garden and has the added benefit of a garage in block. The parking is on a first come first serve basis. Further features of this must see property include; SHARE OF FREEHOLD, new carpets, storage, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

FIRST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



- Entrance Hall 2.69m x 0.86m (8' 10" x 2' 10")
- Lounge/Diner 6.41m x 2.96m (21' 0" x 9' 9")
- Kitchen 3.10m x 1.69m (10' 2" x 5' 7")
- Bedroom One 4.27m x 2.65m (14' 0" x 8' 8") max
- Bedroom Two 2.65m x 2.58m (8' 8" x 8' 6") max
- Bathroom 2.05m x 1.69m (6' 9" x 5' 7")
- Garage In block
- Parking First come first serve basis
- Tenure Share of the freehold - 960 years remaining
- Ground Rent Peppercorn
- Service Charge £120 per month
- Council Tax Band B

TOTAL FLOOR AREA - 524 sq.ft. (48.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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.