



13 Oakwood, 50 Oakdale Road, Oakdale, POOLE, Dorset BH15 3LG

£249,950 Leasehold

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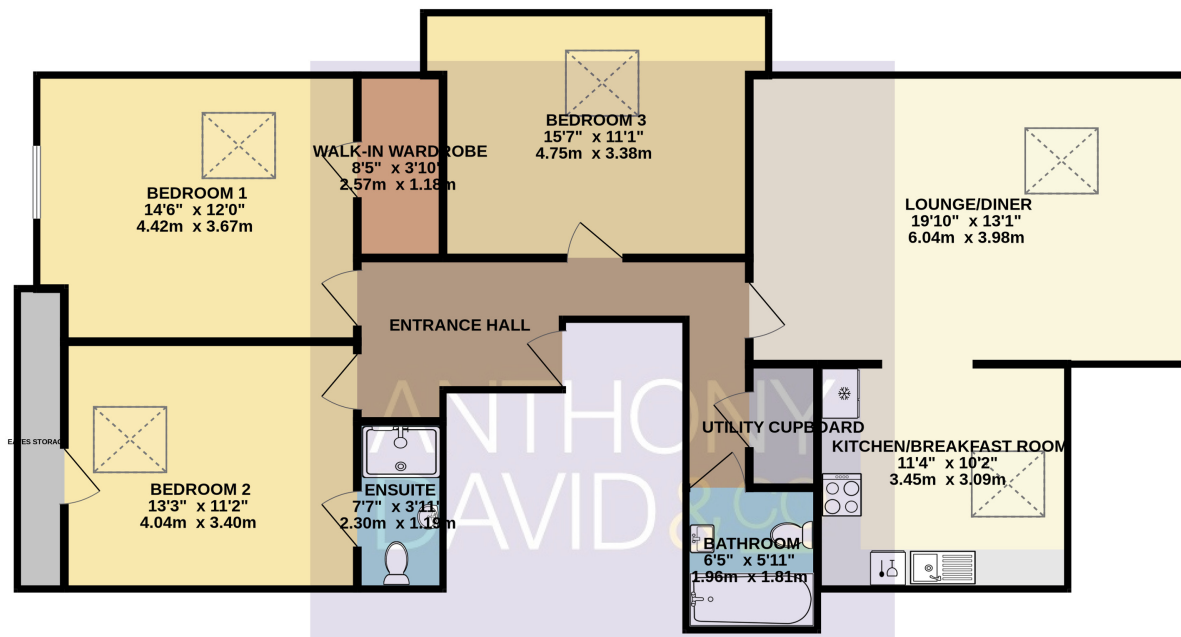
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**** NO FORWARD CHAIN **** A stunning three double bedroom penthouse style apartment conveniently situated in the heart of Oakdale close to shops, amenities, parks, schools and bus routes. This stylish property boasts over 1000 sq ft of living space and viewing is a must to appreciate the good sized accommodation on offer, which comprises: Spacious entrance hall, 19' lounge/diner, modern kitchen, contemporary en-suite and bathroom. Externally there is allocated parking and visitors parking. Further features of this ideal investment include: integrated appliances to kitchen, walk-in wardrobe to bedroom one, utility cupboard, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infant Academy, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

SECOND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 19' 10" x 13' 1" (6.05m x 3.99m)

Kitchen/Breakfast Room 11' 4" x 10' (3.45m x 3.05m)

Bedroom One 14' 6" x 12' (4.42m x 3.66m)

Walk-In Wardrobe 8' 5" x 3' 11" (2.57m x 1.19m)

Bedroom Two 13' 3" x 11' 2" (4.04m x 3.40m)

En-Suite 7' 7" x 3' 11" (2.31m x 1.19m)

Bedroom Three 15' 7" x 11' 1" (4.75m x 3.38m)

Bathroom 6' 6" x 5' 11" (1.98m x 1.80m)

Parking Allocated space

Tenure Leasehold - term 99 years from 2007

82 Years remaining

Service Charge £1300.00 per annum (£650 half yearly)

Ground Rent £200.00 per annum

Council Tax Band C

TOTAL FLOOR AREA : 1078sq.ft. (100.1 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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