



Flat 14 46-48 Oakdale Road, Oakdale, POOLE, Dorset BH15 3LY

£1,000 pcm

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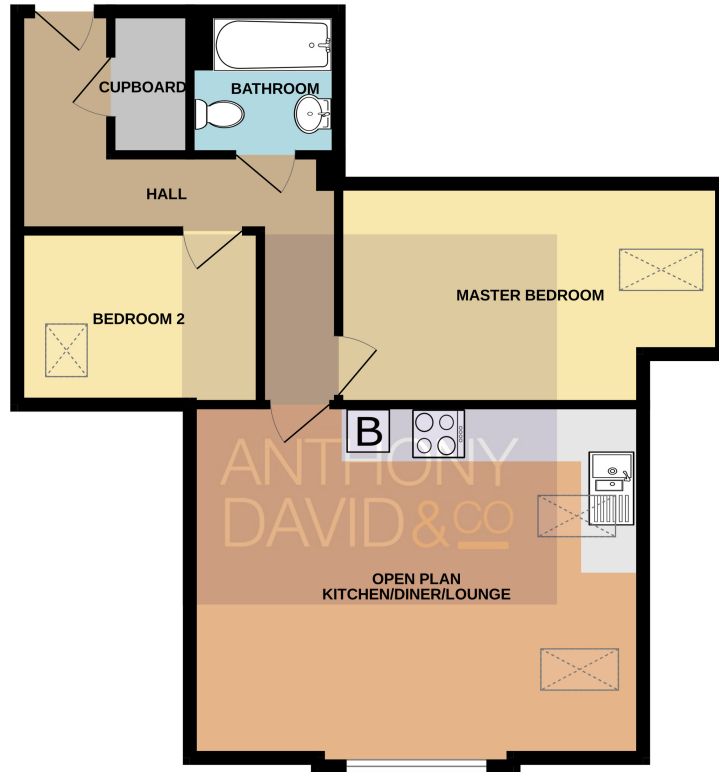
www.anthonydavid.co.uk

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An immaculate two double bedroom top floor purpose built apartment having been built in 2008. Ideally situated in Oakdale, close to local shops, amenities, parks and central bus routes. For this modern home, internal viewing is advised to appreciate the accommodation on offer, which comprises: 18' open plan living, fitted kitchen area, two bedrooms and bathroom. The property is set within well maintained communal grounds and has one allocated parking space as well as a handful of visitor spaces. Further features include gas central heating, eaves storage, Velux windows and newly fitted carpets. *Option to purchase the fridge/freezer for £1.00* NO PETS

**ANTHONY
DAVID & CO**

SECOND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



Entrance Hall Doors to

Open Plan Lounge/Kitchen/Diner 18' 11" x 15' 6" (5.77m x 4.72m)

Bedroom One 16' 2" x 9' 4" (4.93m x 2.84m) max

Bedroom Two 10' 5" x 7' 8" (3.17m x 2.34m)

Bathroom 6' 6" x 5' 10" (1.98m x 1.78m)

Parking Allocated

Council Tax Band B

AGENT NOTE WASHING MACHINE NOT INCLUDED.

OPTION TO PURCHASE FRIDGE/FREEZER AT £1.00

TOTAL FLOOR AREA : 659 sq.ft. (61.2 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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.