

186a Ringwood Road, POOLE, Dorset BH14 0RR

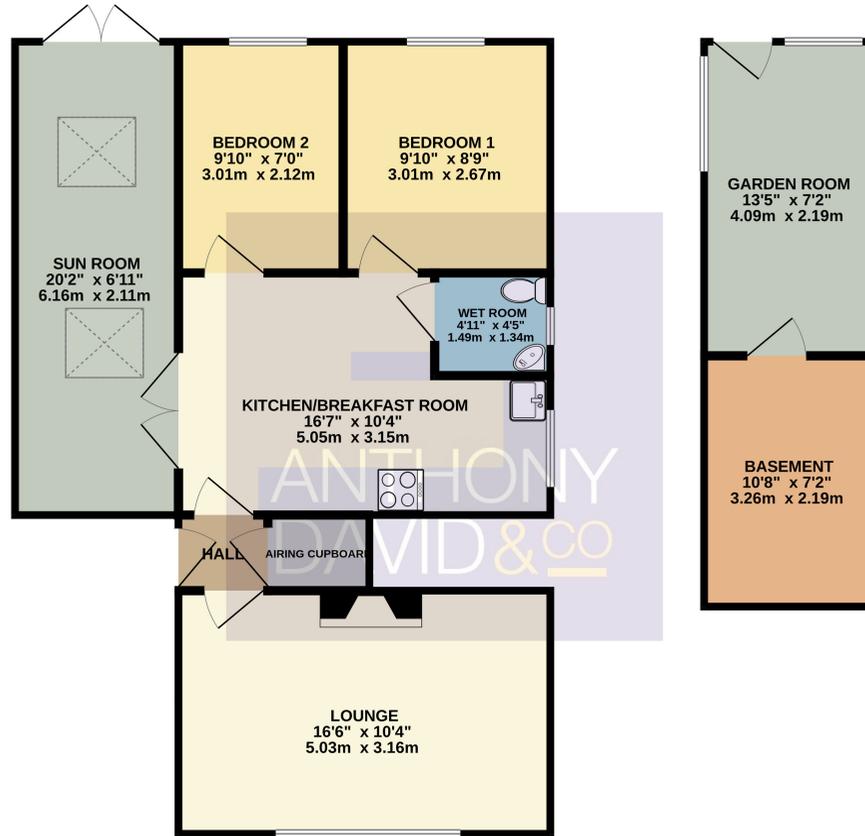
£264,950 Leasehold

**\*\* PET FRIENDLY \*\*** A fantastic two bedroom ground floor converted apartment conveniently situated on the fringes of Oakdale within walking distance of local shops and bus routes. Poole Hospital and Ashley Cross with its array of trendy bars and bistros is also a short distance away. The property presents an ideal first time buy/investment purchase and viewing is essential to appreciate the stylish accommodation on offer, which comprises: lounge, kitchen/breakfast room, sun room, double bedroom, single bedroom and wet room. Externally the property boasts an beautifully maintained extended garden with raised decking, lawned area leading to a further sun deck. To the front the driveway provides off road parking for two cars which in turn leads to an oversized porch. Further features of this 'must see home' include: GARDEN ROOM and basement, wood burner to lounge, feature breakfast bar, sky lights to sun room, gas central heating and UPVC double glazing. Nearby Schools - Ocean Academy and Longfleet Primary.

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**ANTHONY  
DAVID & CO**

**GROUND FLOOR**  
814 sq.ft. (75.7 sq.m.) approx.



Entrance Hall Doors to

Lounge 16' 6" x 10' 4" (5.03m x 3.15m)

Kitchen/Breakfast Room 16' 7" x 10' 4" (5.05m x 3.15m)

Sun Room 20' 2" x 6' 11" (6.15m x 2.11m)

Bedroom One 9' 10" x 8' 9" (3.00m x 2.67m)

Bedroom Two 9' 10" x 7' 0" (3.00m x 2.13m)

Wet Room 4' 11" x 4' 5" (1.50m x 1.35m)

Garden Room 13' 5" x 7' 2" (4.09m x 2.18m)

Basement 10' 8" x 7' 2" (3.25m x 2.18m)

Garden North Westerly

Driveway Off road parking x 2

Tenure Leasehold - term to be advised.

Ground Rent TBC

Service Charge As and when

Council Tax Band B

TOTAL FLOOR AREA : 814 sq.ft. (75.7 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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