

Total Area: 44.9 m² ... 483 ft²
 All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes
 Arena Business Park
 Holyrood Close
 Poole
 Dorset
 BH17 7FJ
 sales@linkhomes.co.uk
 www.linkhomes.co.uk
 01202 612626



LINKHOMES
 ESTATE AGENTS



Flat 12, 68 Willow Grange, Oakdale Road, Poole, Dorset, BH15 3LT
Guide Price £200,000

**** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom, first floor apartment in the heart of Oakdale. Benefitting from an array of standout features including two good-sized bedrooms, a bright and airy living room with a Juliet balcony, a separate kitchen with space for two undercounter appliances, a stylish three-piece bathroom suite and an allocated parking space.

Built in 2001 and situated in a block of just 12 apartments, Willow Grange is located in the much-desired BH15 postcode. Oakdale is a desirable residential area, centrally-located, and not far from Poole Town Centre, Poole Bus Station, Poole Hospital and Poole Train Station all within walking distance. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property. A truly great location!



First Floor

Entrance Hall

Coved and smooth set ceiling, ceiling lights, smoke alarm, front door, radiator, entry-phone system and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, partially-tiled, panelled bath with glass shower screen, overhead waterfall shower and extra shower head, wall-mounted stainless steel heated towel rail, toilet, pedestal sink with mixer tap, wall-mounted storage unit with mirrored front, recess shelving and lino flooring.

Kitchen

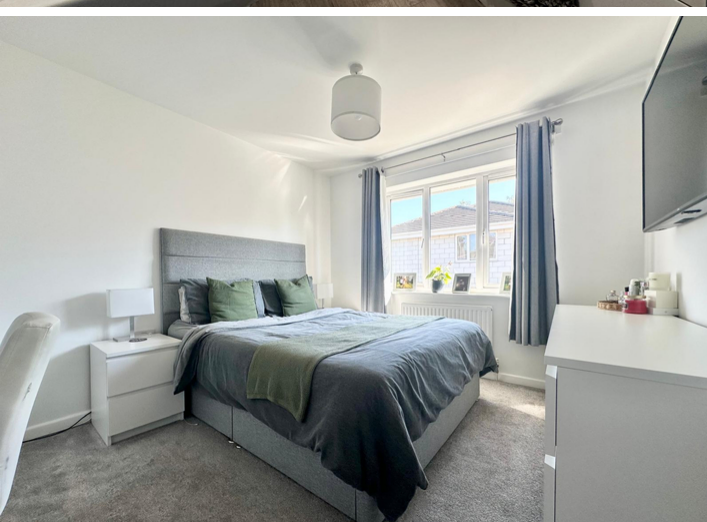
Smooth set ceiling, downlights, extractor fan, double-glazed UPVC window to the front aspect, wall and base mounted units, four-point NEFF electric hob with overhead stainless steel extractor fan, integrated oven, space for a washing machine, space for an under-counter fridge/freezer, tiled splashback, power points, one and half bowl stainless steel sink with drainer, radiator and laminate flooring.

Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the side aspect, radiator, power points, storage cupboard housing the combi boiler and carpeted flooring.



Living Room

Coved and smooth set ceiling, ceiling light, loft access, double-glazed UPVC French doors opening onto the Juliet balcony, storage cupboard housing the consumer unit, radiator, television point, internet point, power points and carpeted flooring.

Outside

Parking

One allocated parking space and off-road visitor parking.

Useful Information

Agent's Notes

Tenure: Leasehold
Lease Length: Approximately 94 Years Remaining
Ground Rent: £336.21 per annum
Service Charge: £1,120.00 per annum
Managing Agents: NMC Property
Pets are not permitted.
Rentals are permitted.
Holiday lets are not permitted.
EPC: C
Council Tax Band: B - Approximately £1,670.48 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £6,000