


9 Flat Aster Court Daisy Close, Oakdale, Poole, Dorset BH15 3BX

£189,950 Leasehold

**\*\* PET FRIENDLY \*\*** A stunning two bedroom top floor apartment ideally situated in this quiet residential cul-de-sac in Oakdale a short walk away from local schools, parks, shops and amenities. Poole Town centre with its array of shopping facilities and central transport links is also just a short drive away. The property presents an ideal first time buy/investment purchase and viewing is highly advised to not only appreciate its tucked away location but also the pristine accommodation on offer, which comprises: open plan living area with stylish kitchen, one double bedroom, one single bedroom/study and a modern bathroom. Externally the property has the added bonus of an allocated parking space. Further features of this 'little gem' include: remainder of 10 year warranty, electric heating, 108 years remaining on lease, utility cupboard, visitors parking and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

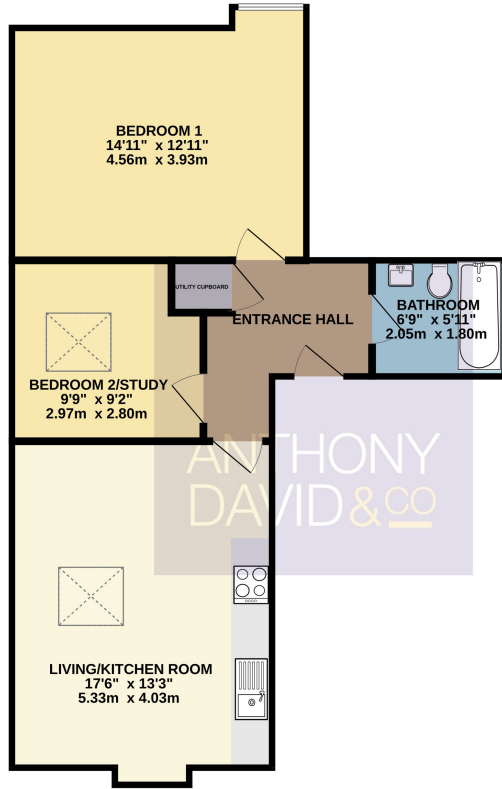
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**ANTHONY  
DAVID & CO**

TOP FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



Entrance Hall Doors to

Open Plan Living Room/Kitchen 17' 6" x 13' 3" (5.33m x 4.04m)

Bedroom One 14' 11" x 12' 11" (4.55m x 3.94m)

Bedroom Two 9' 9" x 9' 2" (2.97m x 2.79m)

Bathroom 6' 9" x 5' 11" (2.06m x 1.80m)

Parking Allocated

Tenure Leasehold - 108 years remaining

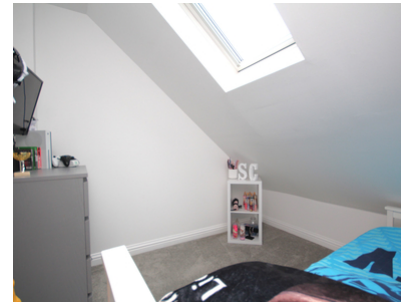
Ground Rent £313.46

Service Charge £632.26 per annum

Council Tax Band A

TOTAL FLOOR AREA : 595 sq.ft. (55.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.