



LINKHOMES  
ESTATE AGENTS

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Total Area: 45.1 m<sup>2</sup> ... 486 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Flat 15 Greenfield Mews, Darby's Lane, Poole, BH15 3ER**  
**Guide Price £170,000**

**\*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are pleased to present for sale this one bedroom, second floor apartment situated in the heart of Oakdale. You have direct views of the greenery (Oakdale Park) straight out of both the living room and bedroom windows. Other benefits include an open plan kitchen/living room, a good-sized bedroom with built-in wardrobes, a three-piece bathroom suite, an allocated off road parking space in the car park, secure bike storage, ample storage in the apartment and a south facing communal terrace area. If you are looking for a great first home then look no further!

Built in 2007, Greenfield Mews is in the desirable residential area of Oakdale that is centrally located and within walking distance to Poole Town Centre, Poole Hospital, Poole Bus and Train Stations. On its doorstep are other useful amenities such as the Post Office, Chemist and the library. The Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy. The main bus routes are on the adjoining Wimborne Road and the Oakdale Park is directly next to the block.

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.





## Second Floor

### Entrance Hall

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch, UPVC double glazed frosted front door to the front aspect opening onto the communal terrace area, phone entry system, power points, storage cupboard housing the consumer unit, an airing cupboard with the hot water tank enclosed and herringbone-style lino flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the greenery, electric heater, power points, television point and carpeted flooring.

### Kitchen

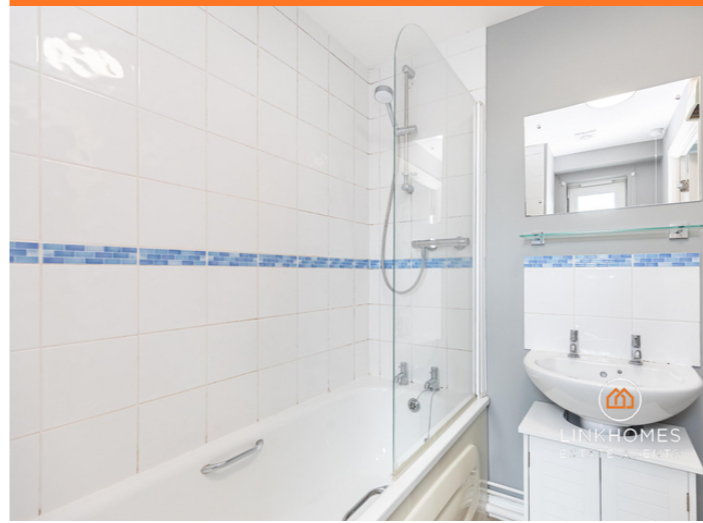
Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the front aspect, wall and base mounted units, tiled splashback, integrated electric oven, four-point electric hob with stainless-steel extractor above, space for a longline fridge freezer, space for a washing machine, single bowl stainless-steel sink with drainer, power points and herringbone-style lino flooring.

### Bedroom

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect overlooking the greenery, built-in triple wardrobes, electric heater, power points and a television point and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, part-tiled walls, toilet, pedestal sink, panelled bath with overhead shower and glass shower screen, wall mounted mirror and herringbone-style lino flooring.



## Outside

### Parking

One allocated off road parking space in the car park and secure gated bike storage for residents.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: Approximately 108 Years Remaining  
Ground Rent: £0  
Service Charge: Approximately £1,173 per annum including buildings insurance, sinking fund contribution, window cleaning, grounds maintenance, repairs and communal electricity.  
Managing Agent: Stonewater Homes  
Rentals are permitted, subject to permission from Stonewater Homes  
Pets are permitted, subject to permission from Stonewater Homes  
Holiday lets are not permitted  
EPC: C  
Council Tax Band: A - Approximately £1,431.84 per annum

### Stamp Duty

First Time Buyer: £0  
Moving Home: £0  
Additional Property: £5,100