



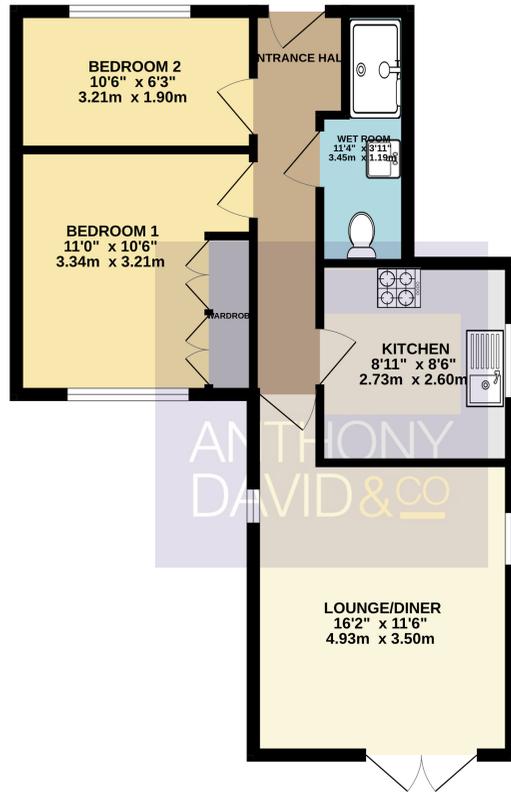
74a Johnston Road, Oakdale, Poole, Dorset BH15 3HT £220,000 Share of Freehold

**** NO FORWARD CHAIN **** A superb two bedroom ground floor garden apartment ideally situated in Oakdale a short walk from local shops, schools, bus routes and amenities. This beautifully presented property presents an ideal first time buy and viewing is essential to not only appreciate its convenient location but also the accommodation on offer, which comprises: 16' lounge/diner with direct garden access, fitted kitchen, double bedroom, good sized single bedroom and contemporary wet room. Externally the property boasts a delightful private South facing garden with lawned area, sun patio and garden shed. To the front there is one allocated parking space. Further features of this 'little gem' include; PET FRIENDLY, fitted wardrobes to bedroom one, new 999 year lease, share of freehold, gas central heating and UPVC double glazing.

info@anthonydavid.co.uk
 www.anthonydavid.co.uk
 01202 677444



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 16' 2" x 11' 6" (4.93m x 3.51m)

Kitchen 8' 11" x 8' 6" (2.72m x 2.59m)

Bedroom One 11' 0" x 10' 6" (3.35m x 3.20m)

Bedroom Two 10' 6" x 6' 3" (3.20m x 1.91m)

Wet Room 11' 4" x 3' 11" (3.45m x 1.19m)

Garden South facing

Driveway Off road parking

Tenure Share of freehold - new 999 year lease

Service Charge As and when.

Council Tax Band A

TOTAL FLOOR AREA : 512 sq.ft. (47.6 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.
Made with Meropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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 details contained herein do not form part of all 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.