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ANTHONY  
DAVID & CO



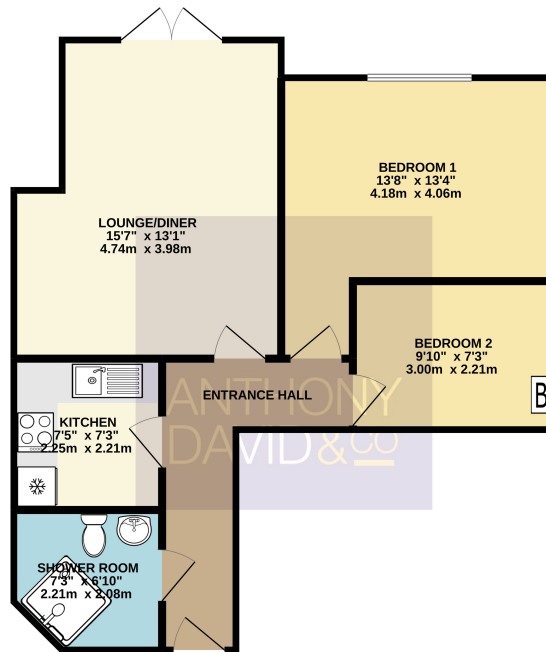
FLAT 1 OAKWOOD, 50 OAKDALE ROAD, POOLE BH15 3LG

£199,950 LEASEHOLD

- NO FORWARD CHAIN
- EXTENDED LEASE
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- IDEAL INVESTMENT / FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- SHOWER ROOM
- UPVC DOUBLE GLAZING

**\*\* NO FORWARD CHAIN \*\*** A two double bedroom ground floor purpose built apartment ideally situated in Oakdale within walking distance to local shops, schools, parks and bus routes. The property presents an ideal first time buy/investment purchase and internal viewing is a must to appreciate the accommodation on offer, which comprises: lounge/diner with direct access to outdoors, kitchen and shower room. Further features include: integrated fridge/freezer, EXTENDED LEASE & NO GROUND RENT, allocated parking space, visitors parking, gas central heating and UPVC double glazing. Nearby Schools: Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE.

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix iC022



## Room Measurements

Lounge/Diner  
15' 7" x 13' 1" (4.75m x 3.99m)

Kitchen  
7' 5" x 7' 3" (2.26m x 2.21m)

Bedroom One  
13' 8" x 13' 4" (4.17m x 4.06m)

Bedroom Two  
9' 10" x 7' 3" (3.00m x 2.21m)

Shower Room  
7' 3" x 6' 10" (2.21m x 2.08m)

Parking  
Allocated and visitors

Tenure  
Leasehold -171 years remaining

Service Charge  
£1200 per annum

Council Tax  
Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	80

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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.