



389 First Floor Flat, Wimborne Road, Oakdale, Poole, Dorset BH15 3EE

Guide Price £250,000 Leasehold

An expansive four double bedroom first floor flat ideally situated in the heart of Oakdale within walking distance to local shops, parks, schools and bus routes. Occupying the entire first floor above commercial premises internal viewing is imperative to appreciate it's full potential and the accommodation on offer, which comprises: lounge with double doors to flat roof area, 17' kitchen/diner, new en-suite shower room, separate cloakroom and bathroom. Further features include: NO FORWARD CHAIN, Over 1200 sq ft, fitted wardrobes to bedroom one, NEW 125 YEAR LEASE, allocated parking space, own entrance, gas central heating and UPVC double glazing. IDEAL INVESTMENT PURCHASE. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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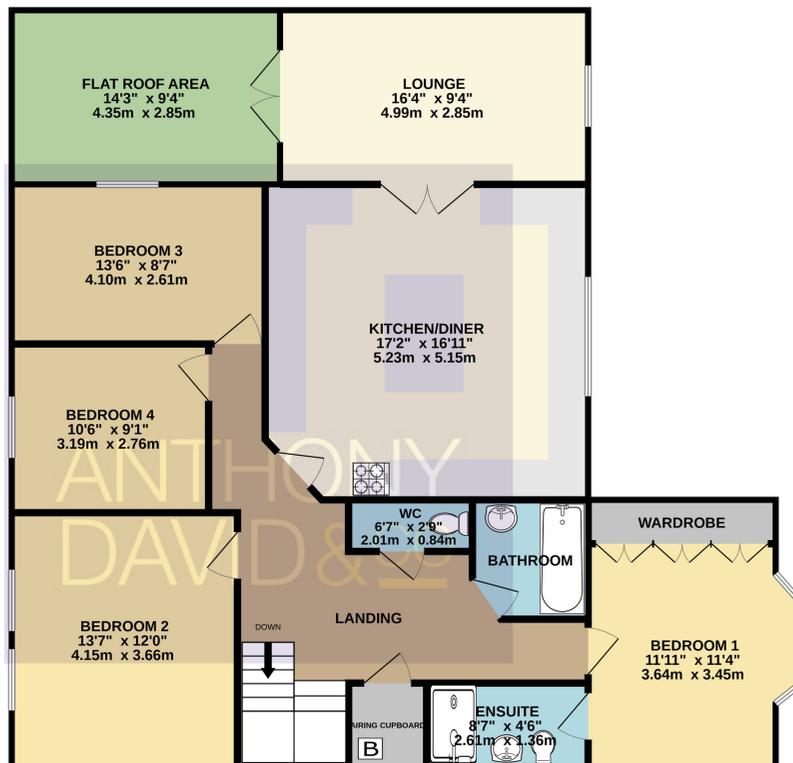
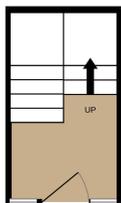
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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
61 sq ft (5.7 sq m.) approx.

FIRST FLOOR  
1299 sq ft (119.9 sq m.) approx.



TOTAL FLOOR AREA: 1320 sq. ft. (122.6 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.

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Entrance Hall Stairs to

Landing Doors to

Lounge 16' 4" x 9' 4" (4.98m x 2.84m)

Flat Roof Area

Kitchen/Diner 17' 2" x 16' 11" (5.23m x 5.16m)

Bedroom One 11' 11" x 11' 4" (3.63m x 3.45m)

En-Suite Shower 8' 7" x 4' 6" (2.62m x 1.83m)

Bedroom Two 13' 7" x 12' 0" (4.14m x 3.66m)

Bedroom Three 13' 6" x 8' 7" (4.11m x 2.62m)

Bedroom Four 10' 6" x 9' 1" (3.20m x 2.77m)

Bathroom 6' 5" x 6' 2" (1.96m x 1.88m)

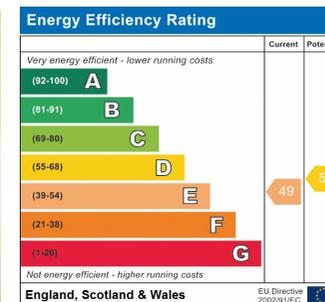
Parking Allocated space

Tenure Leasehold - new 125 year lease

Ground Rent Circa £180 per annum

Service Charge TBA

Council Tax Band B



Property Misdescriptions Act 1991

Property details contained herein do not form part or 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.