



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

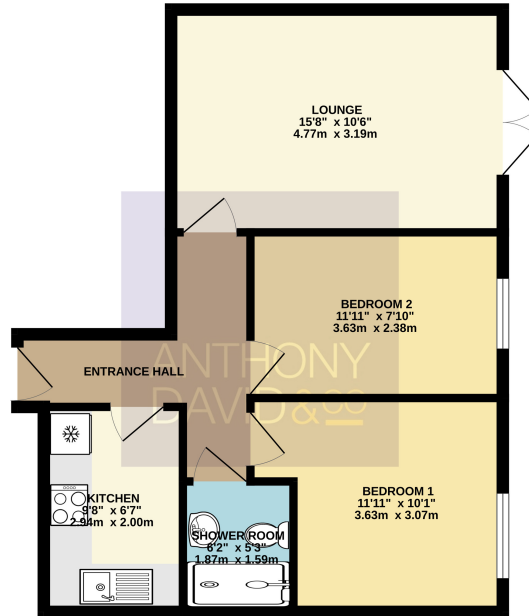
£1,100 PCM

- LONG LET
- MODERN KITCHEN
- OWN ENTRANCE
- SHOWER ROOM
- ALLOCATED PARKING

- UNFURNISHED
- TWO BEDROOMS
- GROUND FLOOR
- GAS CENTRAL HEATING
- PATIO AREA

**** AVAILABLE FROM 28TH DECEMBER ** UNFURNISHED **** A superb two bedroom ground floor apartment conveniently situated in the heart of Oakdale within walking distance to local shops, parks, schools and central bus routes. This immaculate home is available with a LONG LET and internal viewing is advised to appreciate the modern accommodation on offer, which comprises: lounge/diner, kitchen and shower room. Externally the property comes with the added benefit of an allocated parking space. further features include: own entrance, patio area, gas central heating and UPVC double glazing.

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.8 sq.m.) approx.
While every attempt 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 misstatement. 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 not guaranteed as to their operability or efficiency can be given.
Made with Metropix 62023



Room Measurements

Entrance Hall
Doors to

Lounge/Diner
15' 8" x 10' 6" (4.78m x 3.20m)

Kitchen
9' 8" x 6' 7" (2.95m x 2.01m)

Bedroom One
11' 11" x 10' 1" (3.63m x 3.07m)

Bedroom Two
11' 11" x 7' 10" (3.63m x 2.39m)

Shower Room
6' 2" x 5' 3" (1.88m x 1.60m)

Parking
Allocated

Council Tax
Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	80

Anthony David and Co, 126 Fernside Road, Poole, Dorset, BH15 2ER
T: 01202 677444 E: info@anthonydavid.co.uk W: www.anthonydavid.co.uk

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.