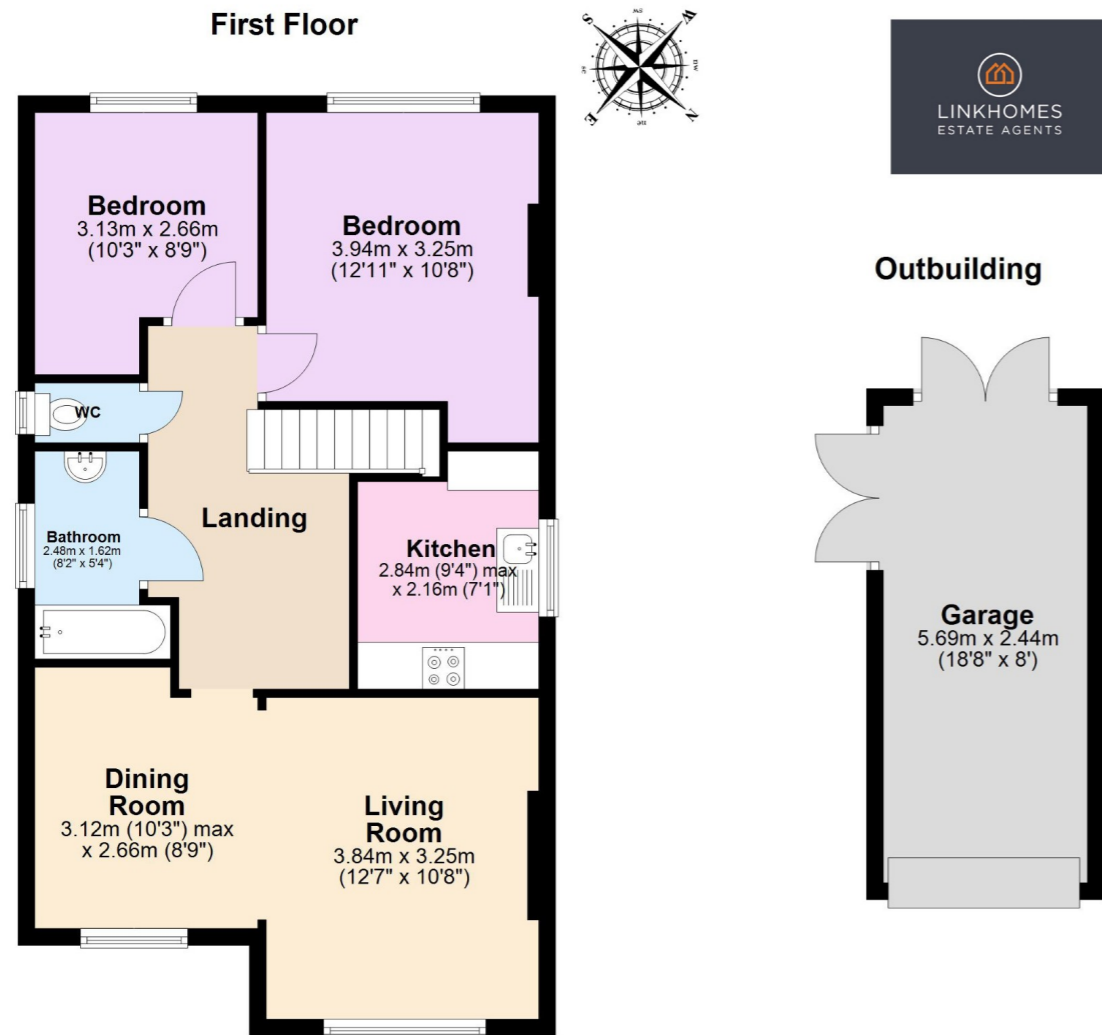




**LINKHOMES**  
ESTATE AGENTS

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Total area: approx. 76.2 sq. metres (819.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and 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 no guarantee as to their operability or efficiency can be given  
Plan produced using PlanUp.



**117d Fernside Road, Poole, Dorset, BH15 2EN**  
**Guide Price £250,000**

**\*\* SHARE OF FREEHOLD WITH NO FORWARD CHAIN \*\* SOUTH-WESTERLY PRIVATE GARDEN \*\* SINGLE GARAGE \*\*** Link Homes Estate Agents are pleased to offer for sale this two bedroom, first floor apartment situated in the much-desired and residential area of Oakdale. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms, a separate kitchen with space for appliances, a bright and airy living room/dining room, a bathroom with a separate WC, a South-Westerly facing private garden, a private entrance, a single garage with a pitched roof and a driveway with parking for multiple vehicles! This is a must view to appreciate the accommodation on offer and is the perfect first time buy!

Oakdale is a desirable and residential area centrally-located and within walking distance to Poole Town Centre, Poole bus station and Poole train station is under a mile away. The train station connects to the main line going directly to London Waterloo. Within close proximity there are local amenities such as, Tesco Express, Club Hub Poole, Poole Hospital and many other convenient local attractions. Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy.

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.





### First floor

#### Entrance Hallway

Coved ceiling, ceiling light, radiator, storage cupboard with shelving, stairs to the ground floor, composite door to the side aspect, loft hatch with full access to the loft, power points and laminate flooring.

#### Kitchen

Coved ceiling, ceiling light, UPVC double glazed window to the side, wall and base fitted units, four point gas hob with overhead extractor fan and integrated 'Logic' oven, integrated 'Russell Hobbs' microwave, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, cupboard with the 'Glow-Worm' combination boiler enclosed, composite sink with drainer, tiled splash back, power points with USB charging and tiled flooring.

#### Living/Dining Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiators, power points, television point and laminate flooring.

#### Bedroom One

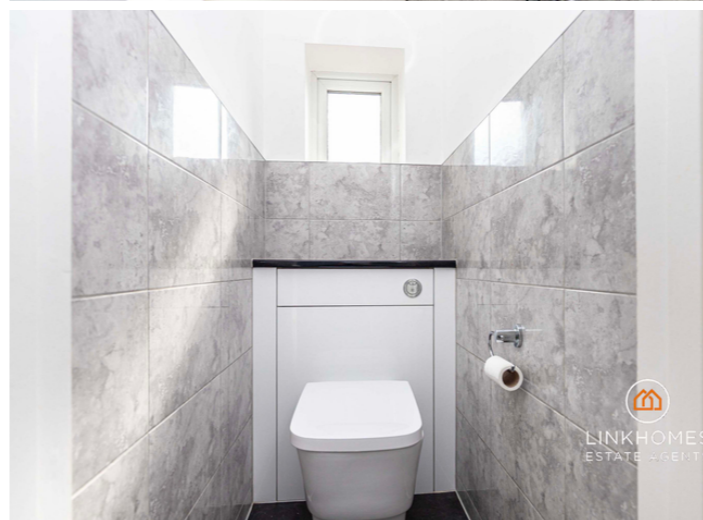
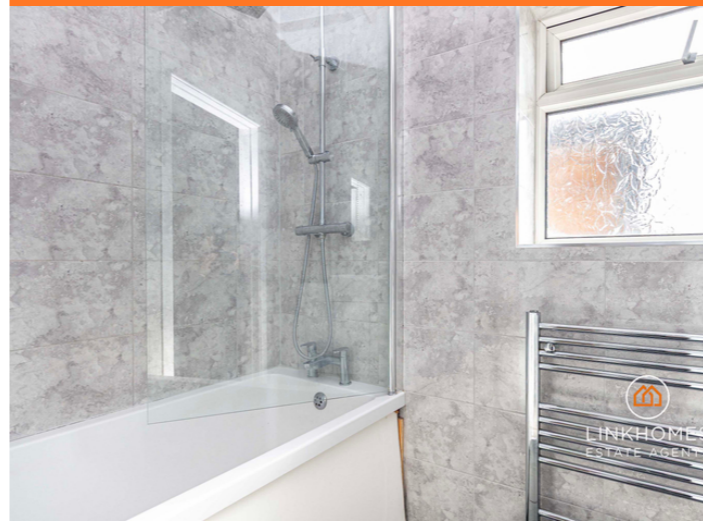
Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

#### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.

#### Bathroom

Smooth set ceiling, downlights, loft hatch, UPVC double glazed frosted window to the side aspect, panelled bath with waterfall shower and additional shower head, wall mounted sink with storage, stainless steel heated towel rail, wall mounted mirror, tiled walls and flooring.



#### Separate W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, part tiled walls and tiled flooring.

#### Outside

#### Garden

Laid to lawn, surrounding hedges and side access to the garage.

#### Driveway

Driveway with parking for multiple vehicles, outside tap and outside light.

#### Garage

Pitched roof up and over door, power, lighting and French doors.

#### Agents Notes

#### Useful Information

Tenure: Share of freehold  
Lease Length: 1977 years from 1991  
Ground Rent: Peppercorn  
Service Charge: On an as and when basis, split 50/50 with the owner downstairs.  
Managing Agents: NA  
Rentals are permitted  
Holiday lets are subject to permission from the other freeholder  
Pets are permitted  
EPC: C  
Council Tax Band: C - Approximately £2,133.33 per annum.  
Recently fitted Fascias & Soffits.

#### Stamp Duty

First Time Buyer: £0  
Moving Home: £2,500  
Additional Property: £15,000