



6 Poplar Court, 301 Wimborne Road, Oakdale, POOLE, Dorset BH15 3DH

£250,000 Share of Freehold

\* SHARE OF FREEHOLD \* A superb three double bedroom top (second floor) apartment flat conveniently situated in the heart of Oakdale within walking distance to local shops, parks, schools and bus routes. Poole Town centre with its array of shopping facilities and amenities is also a short distance away. This well presented property offers over 950 sq ft of modern living and internal viewing is highly advised to appreciate the accommodation on offer, which comprises: lounge, fitted kitchen, dining room/bedroom four, utility room and four piece bathroom suite. Externally the property boasts well maintained communal gardens, garage in block, visitors parking and out door store. Further features include: feature fireplace to lounge, BALCONY, loft space, bespoke spa bath, separate shower, fitted wardrobe to bedrooms one and three, UPVC double glazing and electric heating. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary. NO PETS

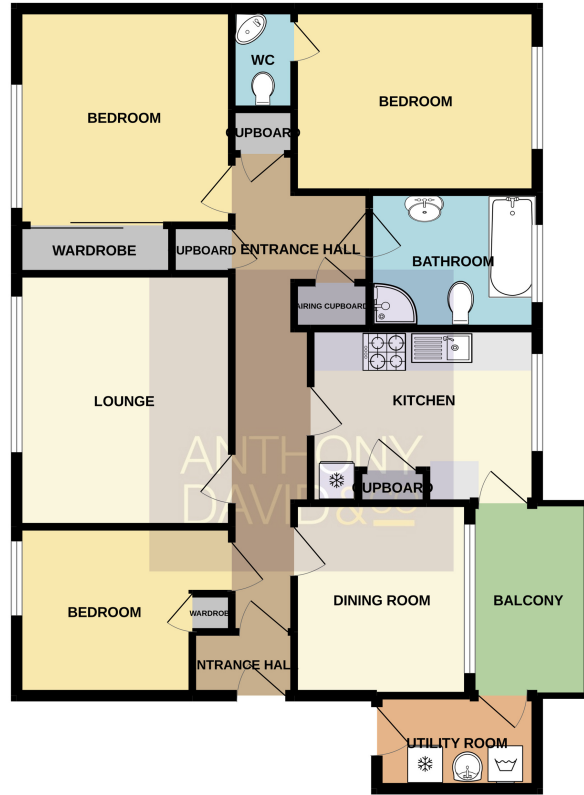
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**ANTHONY  
DAVID & CO**

SECOND FLOOR  
954 sq.ft. (88.7 sq.m.) approx.



Entrance Hall 23' 8" x 3' 8" (7.21m x 1.12m)

Lounge 13' x 10' 7" (3.96m x 3.23m)

Dining Room 9' 10" x 9' 1" (3.00m x 2.77m)

Kitchen 11' 1" x 8' 10" (3.38m x 2.69m)

Balcony Covered.

Utility Room 8' 2" x 4' 9" (2.49m x 1.45m)

Bedroom One 11' 4" x 11' (3.45m x 3.35m)

Bedroom Two 12' x 8' 8" (3.66m x 2.64m)

En-Suite Cloakroom 5' 1" x 2' 7" (1.55m x 0.79m)

Bedroom Three 9' 6" x 8' 8" (2.90m x 2.64m)

Bathroom 8' 4" x 7' 1" (2.54m x 2.16m)

Outside Communal gardens.

Tenure Shared Freehold.

Service Charge £791.20 half yearly

Council Tax Band B

TOTAL FLOOR AREA : 954 sq.ft. (88.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	59	65
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
Property details contained herein do not form part of 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.