



44a Dale Valley Road, Poole, Dorset BH15 3JA

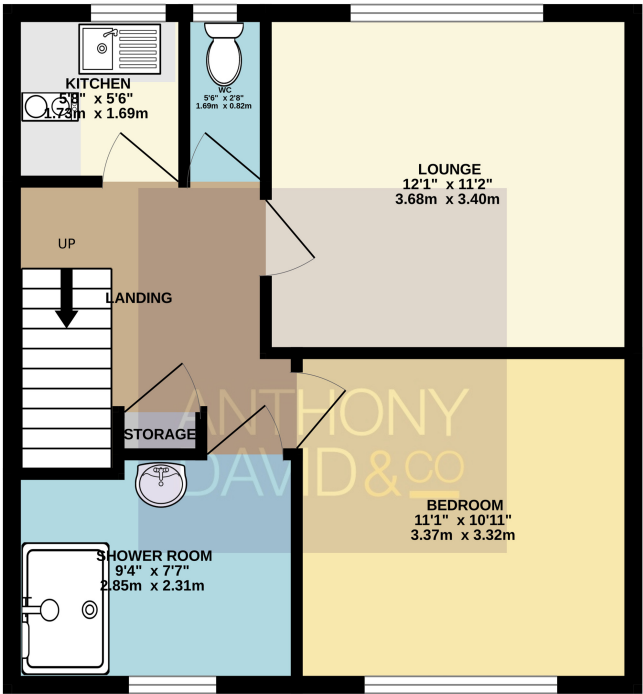
£150,000 Leasehold

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**** NO FORWARD CHAIN **** A super one double bedroom first floor apartment conveniently situated in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. This ideal first time buy/investment property has the benefit of an **EXTENDED LEASE** and viewing is advised to appreciate the nice sized accommodation on offer, which comprises: lounge with feature fireplace, fitted kitchen, shower room and separate cloakroom. Externally the property boasts a **PRIVATE SOUTH WESTERLY ASPECT GARDEN** and allocated parking. Further features include: storage cupboard, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**

FIRST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



Entrance Hall Stairs to first floor

Lounge 12' 1" x 11' 2" (3.68m x 3.40m)

Kitchen 5' 8" x 5' 6" (1.73m x 1.68m)

Bedroom 11' 1" x 10' 11" (3.38m x 3.33m)

Shower Room 9' 4" x 7' 7" (2.84m x 2.31m)

Separate Cloakroom 5' 6" x 2' 8" (1.68m x 0.81m)

Garden South Westerly aspect

Driveway Allocated parking

Tenure Leasehold - 147 years remaining

Costs £150 Management fee

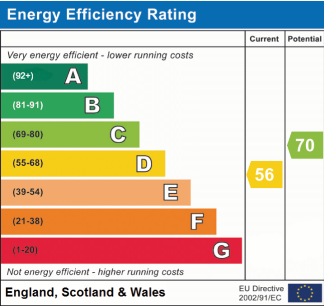
£525 Building Insurance

Service Charge as and when

Council Tax Band A

TOTAL FLOOR AREA: 451 sq.ft. (41.9 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.
Made with Metropix ©2025



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.