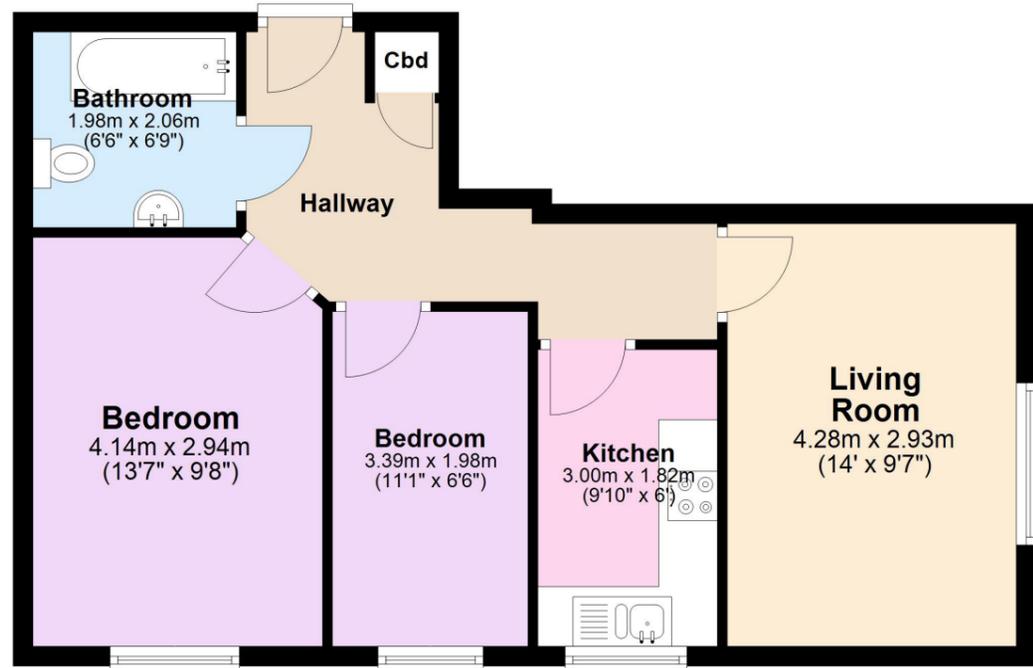
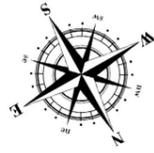




First Floor



Total area: approx. 50.8 sq. metres (546.7 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.

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.



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Flat 7 Birch Grange, Oakdale Road, Poole, Dorset, BH15 3LU
Offers Over £190,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** LONG LEASE ** ALLOCATED PARKING**
**** Link Homes Estate Agents are delighted to offer for sale this two bedroom, first floor apartment situated in the popular BH15 postcode. Being sold with no forward chain and benefitting from an array of fine features including two good-sized bedrooms, a separate kitchen with space for appliances, a separate living room, a three-piece bathroom suite, ample storage, an allocated parking space to the rear and a long lease! This is the perfect first time buy!**

Built in 2001 and situated in a block of just 12 apartments, Birch Grange is located in the much-desired BH15 postcode. Oakdale is a desirable residential area, centrally-located, and not far from Poole Town Centre, Poole Bus Station, Poole Hospital and Poole Train Station all within walking distance. The train station connects to the main line going to London Waterloo in approximately two hours. Local schools include St Edwards, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property. A truly great location!



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch, power points, phone entry system, radiator, storage cupboard with the consumer unit enclosed and shelving and carpeted flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, wall and base fitted units, 'Glow-Worm' combination boiler, tiled splash back, 'Lamona' four-point gas hob with extractor fan and an integrated 'Indesit' oven, space for a longline fridge/freezer, space for a washing machine, radiator, power points and vinyl flooring.



Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



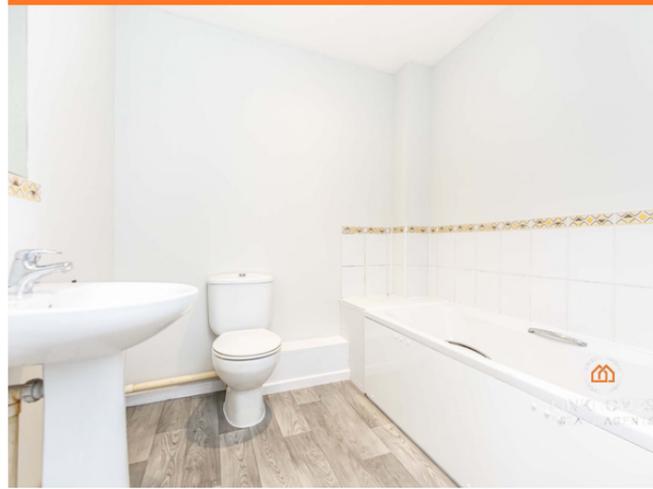
Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.



Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, downlights, extractor fan, toilet, pedestal sink, radiator, part tiled walls, fitted mirror, panelled bath with overhead shower and vinyl flooring.

Outside

Parking

Allocated parking space and multiple visitor parking spaces.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 189 years from June 2001
Ground Rent: Peppercorn
Service Charge: £1,250 per annum including the buildings insurance.
Managing Agents: Professional Property Management Limited
Rentals are permitted on a 6 month minimum rental
Holiday lets are not permitted
Pets are permitted, subject to permission from the management company
EPC: C
Council Tax Band: B - Approximately £1,753.85 per annum.



Stamp Duty

First Time Buyer: £0
Moving Home: £1,300
Additional Property: £10,800

