



Flat 1 3 Moor View Road, Oakdale, Poole, Dorset BH15 3LS

£240,000 Share of Freehold

**** NO FORWARD CHAIN **** A super two bedroom ground floor purpose built apartment conveniently situated on this residential cul-de-sac 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 a **SHARE OF FREEHOLD** and internal viewing is highly advised to appreciate the accommodation on offer, which comprises: open plan living, modern kitchen area, two bedrooms and bathroom. Externally the property boasts a good sized Westerly aspect private garden with sun patio and lawned area. To the front there is one allocated parking space. Further features include: **PET FRIENDLY**, breakfast bar to kitchen, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary is a short stroll away.

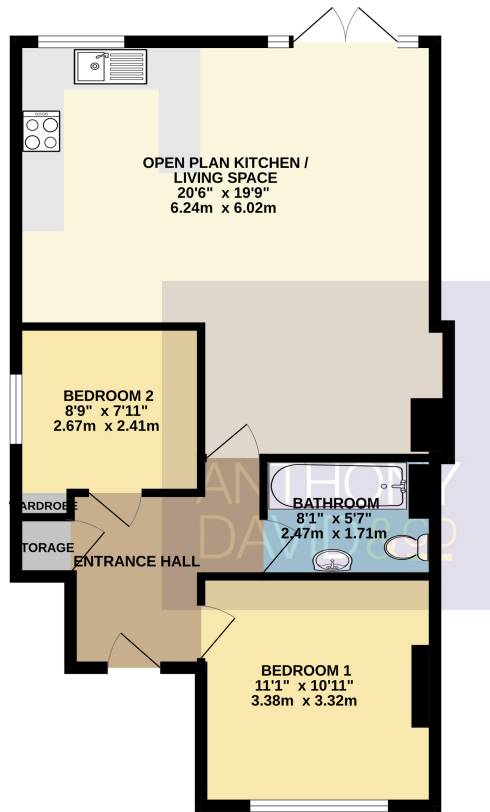
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**ANTHONY
DAVID & CO**

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



Entrance Hall Doors to

Open Plan Living Area 20' 6" x 19' 9" (6.25m x 6.02m)

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

Bedroom Two 8' 9" x 7' 11" (2.67m x 2.41m)

Bathroom 8' 1" x 5' 7" (2.46m x 1.70m)

Garden Westerly aspect

Parking Allocated

Tenure Share of the Freehold.

999 Year lease

Service Charge As and when

TOTAL FLOOR AREA : 645 sq.ft. (59.9 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.
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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		71	76
		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.