

Guide Price £180,000 | 2 Bedrooms.



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# What it's got.

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A great opportunity to purchase a ground floor apartment tucked away on a private road in the heart of Oakdale. You will fall in love with the open plan living area.

Completely refurbished this apartment is a one off. The Lounge/dining area is of good size and flows onto the newly fitted kitchen with integrated appliances. From this room is direct access via double doors to the west facing, sun drenched, garden, perfect for hosting the summer BBQs. Even though this garden is communal the current owner has sole use and looks after the flower beds and treats it as her own. The main bedroom is a good sized double with the second bedroom perfect for a guest room/study. A modern bathroom completes the accommodation.

Outside there is one allocated parking space, and plenty of visitors spaces.





## What the owner says.

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"I brought the flat a couple of years ago as my first step back on the property ladder. It is a lovely flat and after full redecoration it is now my home and sanctuary. It is a friendly block with a good atmosphere between neighbours. I also have use of the secluded patio at the back and have personalised the garden. I have really enjoyed living here and I am only selling because my circumstances are changing."



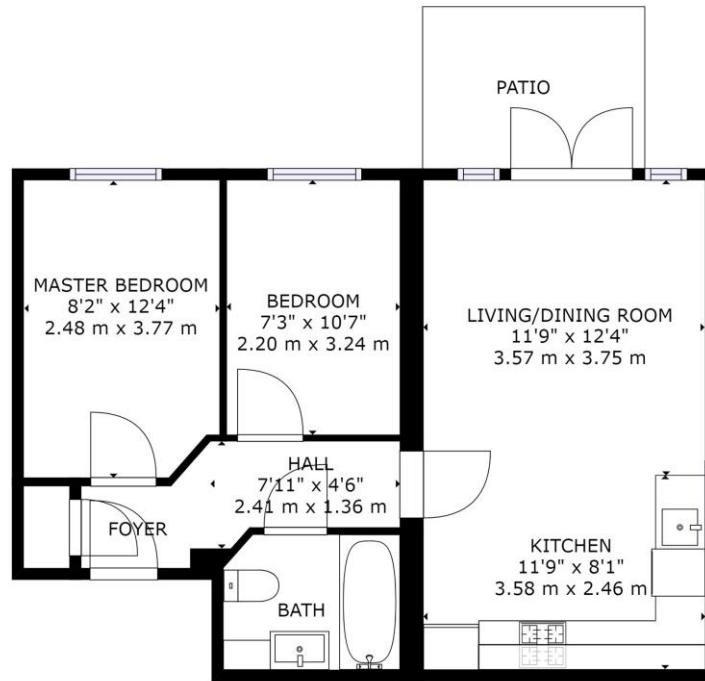
## Where it is.

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Situated in the heart of Oakdale close to the local shops, doctors surgery, dentist, library and central bus routes. Nearby Schools - Stanley Green Infant Academy, Oakdale Junior School, St.Edwards RC/CoE Secondary and Poole High School.



# Flat 3, Aster Court, 10 Daisy Close, Oakdale, Poole, BH15 3BX



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 545 sq. ft, 51 m<sup>2</sup>  
TOTAL: 545 sq. ft, 51 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- Leasehold
- 125 years from 2007
- Service charges - £913.39 PA
- Ground rent - Approx £300 PA
- Energy rating - C
- Council tax band - B
- Pets allowed
- Recently refurbished
- Sole use of garden
- Perfect market entry

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.