



A one bedroom flat with own garden situated in the popular Oakdale area of Poole, convenient for Fleetsbridge, Broadstone, Poole Town Centre, and Bournemouth Town Centre.

The accommodation offers communal entrance lobby, stairs to first floor, landing, living room, modern kitchen, modern bathroom and bedroom.

The property also benefits from a private garden, external room (currently used as a gym), additional external storage, gas fired central heating, UPVC double glazing, and off road parking. The property also benefits from an 182 year lease.



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ACCOMMODATION

Entrance Via:

Communal front door to communal entrance lobby, front door and stairs to:

Landing:

Smoke alarm, over stairs cupboard providing storage, window to side aspect, cupboard housing electric consumer unit and meter, cupboard providing storage also housing tumble dryer, doors to accommodation.

Kitchen: 8' 7" x 7' 10" (2.61m x 2.39m)

Window to front aspect, part tiled walls, eye and base level units, roll edged work surfaces, one and a half bowl sink/drainers with mixer tap over, electric oven with four ring induction hob and hood over, space for fridge/freezer, space and plumbing for washing machine, chrome ladder style towel radiator, tiled floor, gas fired combination boiler serving the central heating and hot water system.

Bathroom: 5' 9" x 5' 5" (1.75m x 1.65m)

Window to rear aspect, panelled bath with inset mixer shower and glazed shower screen over, wash hand basin with storage below and mirror cabinets over, extractor fan, chrome ladder style towel radiator, tiled wall, tiled floor.

Separate W.C.: 5' 5" x 2' 6" (1.65m x 0.76m)

Window to rear aspect, W.C., tiled floor.

Lounge/Diner: 12' 2" max x 11' 1" (3.71m x 3.38m)

Window to rear aspect, radiator.

Bedroom: 11' 0" x 10' 9" (3.35m x 3.27m)

Window to front aspect, radiator.

Externally:

Drive providing off road parking for one car, communal path with outside tap leads to rear via gate to:

External Storage Cupboard: 7' 0" x 4' 7" (2.13m x 1.40m)

Power and light.

Wooden Outbuilding: 10' 10" x 9' 6" (3.30m x 2.89m)

Currently used as gym/storage room, power and light, patio doors to:

Rear Garden:

Mainly laid to lawn, patio area, all enclosed by timber fencing.

Lease Length:

Over 180 Years.

Ground Rent:

Peppercorn (i.e. nothing)

Buildings Insurance:

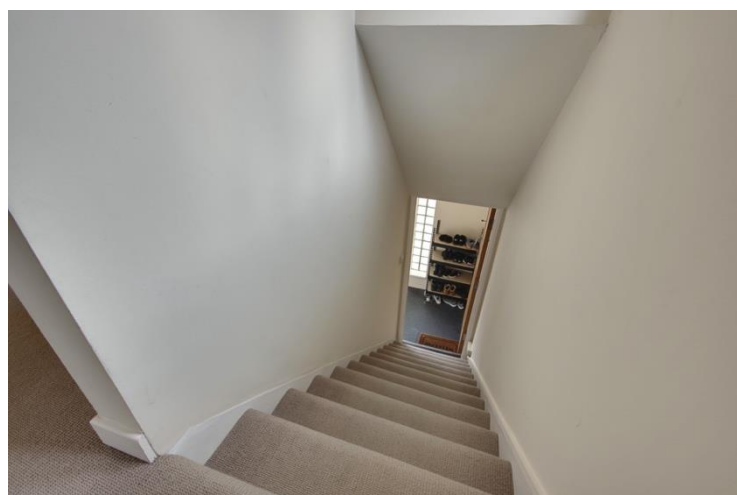
£349.02 per year

Maintenance:

As and When.

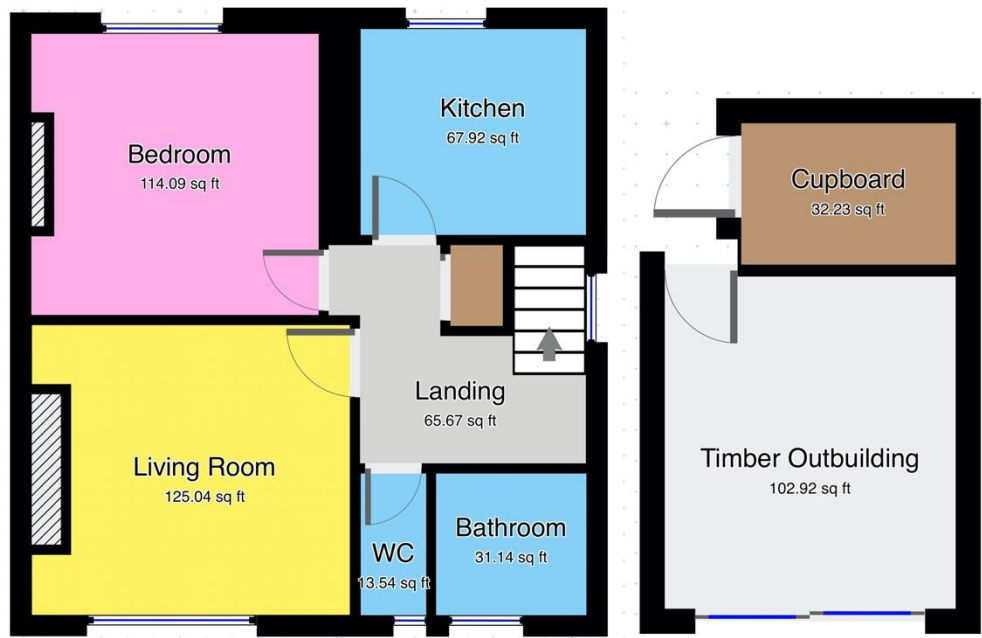
Maintenance:

£125 per year.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy performance certificate (EPC) - Flat as energy certificate - GOV.UK

Energy performance certificate (EPC)

27a, Greenfield Road
POOLE
BH15 3JA

Energy rating
D

Valid until 17 January 2024

Certificate number
9188-1075-7225-1884-5814

Property type
Top-floor flat

Total floor area
44 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the requirements and exemptions. <https://www.gov.uk/renting-properties/energy-efficiency-standards-landlord-guidance>

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/9188-1075-7225-1884-5814>

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