



Bamber Court, Chorley Close, Oakdale, Poole BH15 3JN

A beautifully presented stylish contemporary three bedroom apartment situated on the top floor of a small low rise development. The property is conveniently situated close to local schools, amenities and excellent local transport with the Dolphin Shopping Centre, main bus/coach terminal and mainline London railway station a short drive away. We feel that the apartment would make an ideal starter home or buy to let/investment opportunity.

EPC: 75 Council Tax Band: B Price: £239,950 Share of Freehold







Key Features

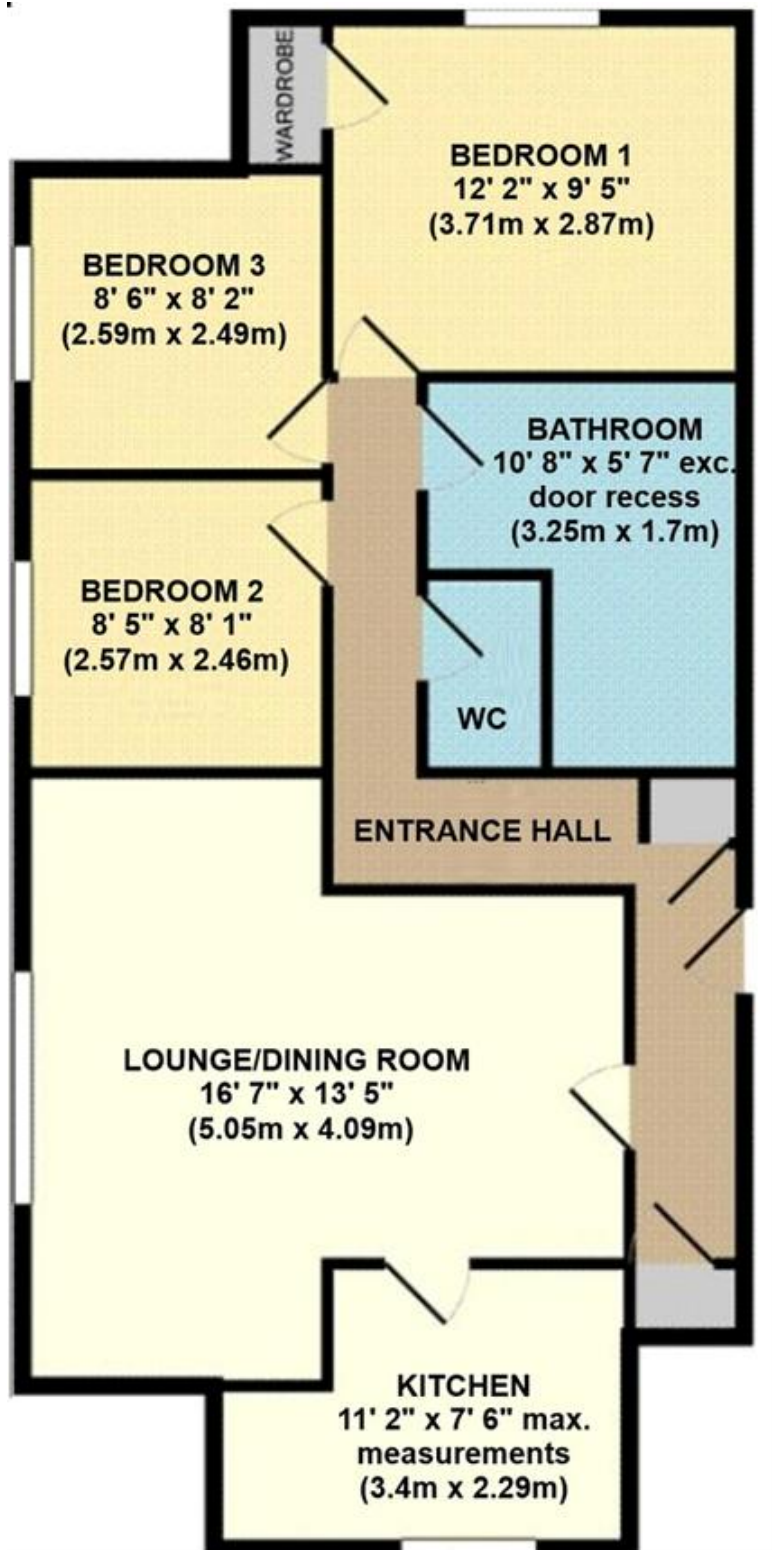
- PURPOSE BUILT APARTMENT
- ENTRANCE HALLWAY WITH STORAGE
- LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- THREE GOOD SIZE BEDROOMS
- GENEROUS SIZE BATHROOM & SEPARATE CLOAKROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GARAGE
- POPULAR AND CONVENIENT LOCATION
- LEASE-996 YEARS REMAIN: MAINT- £1488PA: GROUND RENT-N/A: SUB-LETTING PERMITTED

The Property

Upon entering this superb apartment you are greeted by a generous size welcoming entrance hallway with storage. Doors then lead off to all principal rooms and to a light, bright and airy lounge/dining room offering a cosy feel with wood effect flooring. The kitchen has lots of natural light, ample storage units and space for freestanding appliances with a window overlooking the communal grounds. There are three very good size bedrooms all with wood effect flooring and there is the option of using one as a separate dining room or office if desired. The modern fitted bathroom is a great size with tiled floor and part tiled walls and the separate cloakroom then completes the accommodation.

Outside the building is set within attractive and well maintained communal grounds at the end of a no-through road and we have been informed that the apartment is conveyed with a garage in a nearby block.

The property occupies a popular and convenient location close to local schools with excellent bus services on the doorstep and just up the road is a Tesco Extra supermarket. Poole Park, the Quay and the centre of town with the dolphin shopping centre, main bus/coach terminal and a main line London railway station are all a short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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