



Greenfield Mews, 7 Darbys Lane, Poole BH15 3ER

Nicely positioned in the heart of Oakdale lies this low rise modern purpose built first floor apartment. There is well-proportioned accommodation on offer to include a generous size double bedroom and approx.. 18ft lounge/dining room with a Juliet balcony. There is allocated off road parking and the development is next to Oakdale Park with local amenities and excellent bus services close by.

EPC: 83 Council Tax Band: A Price: £175,000 Leasehold







Key Features

- PURPOSE BUILT FIRST FLOOR APARTMENT
- ENTRANCE HALLWAY WITH STORAGE
- 18ft APPROX. LOUNGE/DINING ROOM WITH JULIET BALCONY
- MODERN FITTED KITCHEN
- GENEROUS SIZE DOUBLE BEDROOM WITH FITTED WARDROBE
- BATHROOM
- EXCELLENT LOCATION CLOSE TO LOCAL AMENITIES & PUBLIC TRANSPORT
- PETS PERMITTED WITH PERMISSION
- OFF ROAD PARKING
- MAINT AVERAGE £80PM / GROUND RENT N/A / LEASE 106 YEARS REMAINING

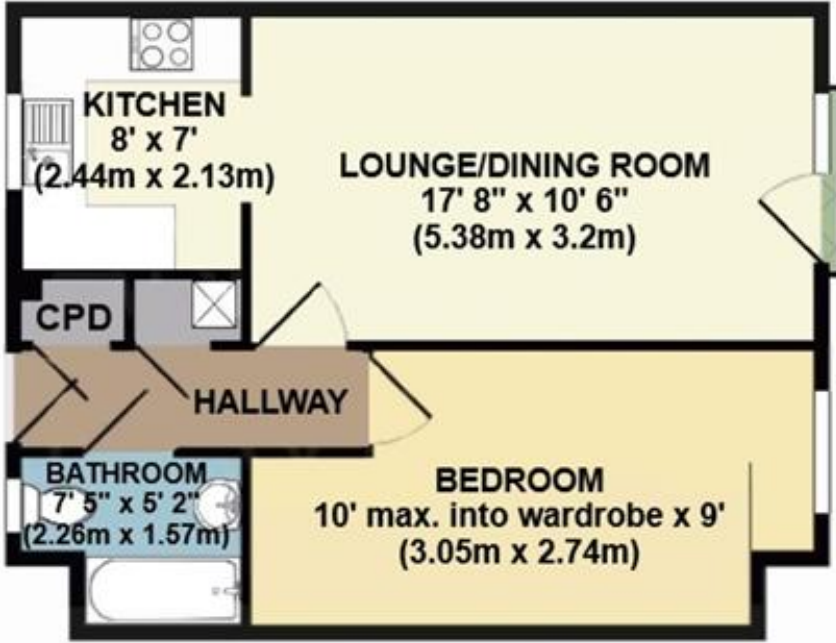
The Property

A security gate with wall mounted entry phone system leads to stairs and the first floor. A personal front entrance door then leads into the hallway with ample storage. From here a door leads in to the approximately 18ft lounge/dining room with a Juliet balcony and the room opens into a modern fitted kitchen.

There is a generous size double bedroom with a fitted wardrobe and the bathroom completes the accommodation.

Located outside there is an allocated off road parking space plus a bike store, and the development is on the doorstep of Oakdale Park, local amenities and excellent bus services.

The centre of Poole is a short drive away and in the opposite direction there is a Tesco Extra Supermarket.



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		
	83	84
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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