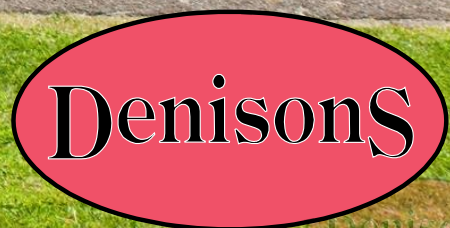




Flat 2 Oakwood



Flat 2 Oakwood

78 Russell Drive, BH23 3TN

£260,000

Nestled in a quiet and peaceful residential area, this spacious ground floor flat offers an ideal opportunity for first-time buyers or investors alike. The property features two generous double bedrooms, both with built-in wardrobes, a sizeable lounge/diner and a family bathroom, providing comfortable and practical living space throughout. Enjoy the added benefit of a private south-facing sun terrace, perfect for relaxing or entertaining. Additional conveniences include a garage, on-road parking, pets permitted, and a share of the freehold, offering long-term security and greater control over the property. The flat also comes with a 960-year lease, with no ground rent payable. The building is fully compliant with current fire safety regulations, and was recently transferred to Highcliffe Property Management, with a service charge of £75 per month per flat. A new boiler was installed in January 2024, complete with a 5-year warranty, and was last serviced in January 2025. Located within walking distance to the scenic Stanpit Marsh and Mudeford Quay, and in close proximity to local schools, shops, and transport links, this flat combines tranquil living with excellent accessibility.



Hall

Lounge/Diner 19' 11" x 11' 9" (6.07m x 3.58m)

Sun Terrace 12' 0" x 4' 11" (3.65m x 1.50m)

Kitchen 12' 0" x 8' 9" (3.65m x 2.66m)

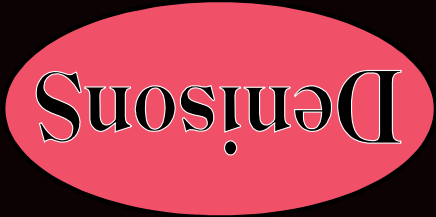
Bedroom Two 12' 0" x 9' 9" (3.65m x 2.97m)

Bedroom One 12' 8" x 9' 8" (3.86m x 2.94m)

Bathroom 7' 1" x 6' 11" (2.16m x 2.11m)

Garage





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

