



47A VICARAGE ROAD

OAKDALE

Dorset, BH15 3AY

# MODERN GROUND FLOOR FLAT WITH PARKING & GARDEN

- Ground Floor Apartment
- One Bedroom
- Allocated Parking
- Private Garden
- EPC Rating: Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(29-38)		
G	(1-28)		
Not energy efficient - higher running costs			
England, Scotland & Wales		R10 Domestic	R10

Reference: 1060057

**Deposit Amount:** £980.76

**Council Tax Band:** A

**Furnishing:** Unfurnished

**Heating Type:** Electric HHR storage heaters

**Parking:** Allocated parking for one car

**Utilities:**

- Mains Supply Electricity (No Gas)
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

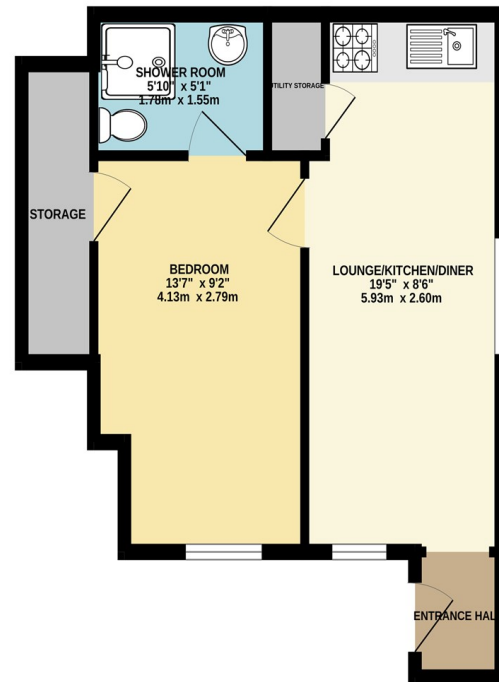
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This one bedroom ground floor apartment is situated in Oakdale with allocated parking for one car. The property is offered on an unfurnished basis and benefits from allocated parking for one car and private rear garden with bike shed.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropac ©2024.

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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