WILSON THOMAS
ESTATE AGENTS





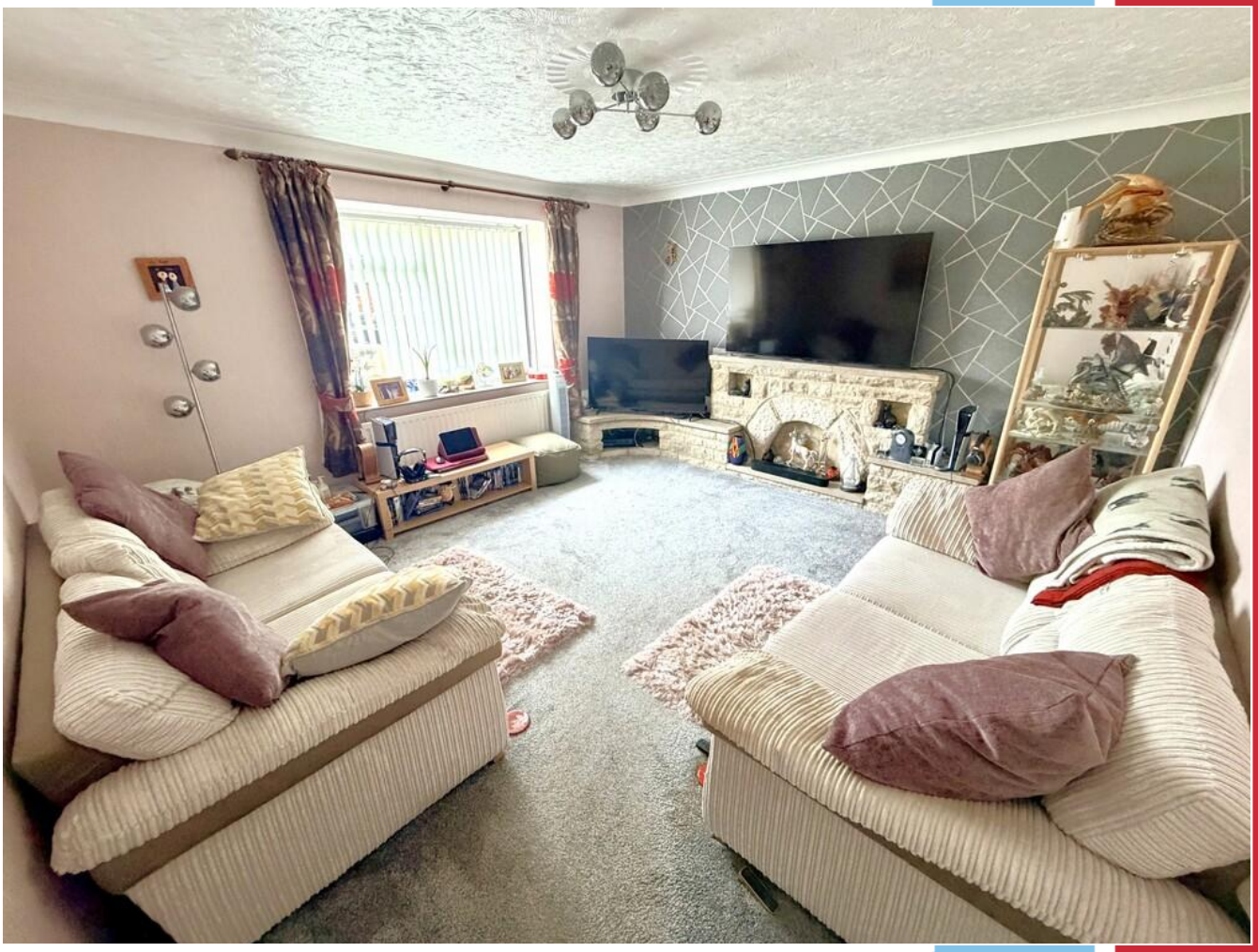


87 Preston Road, Oakdale, Poole BH15 3EQ

Occupying a popular and convenient location within a quiet cul-de-sac lies this purpose built two double bedroom first floor apartment. There is the benefit of a front garden area, garage in a nearby block and an extended lease with the property being close to local amenities, schools and excellent bus services.

EPC: 72 **Council Tax Band:** B **Price:** £199,950 Leasehold

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BOSCH









Key Features

- PURPOSE BUILT FIRST FLOOR APARTMENT SET WITHIN A CUL-DE-SAC
- ENTRANCE HALLWAY WITH STORAGE
- COSY FRONT LOUNGE
- STYLISH MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN FITTED BATHROOM
- GARAGE & LONG EXTENDED LEASE - 142 YEARS REMAINING
- CLOSE TO LOCAL AMENITIES, SCHOOLS & EXCELLENT BUS SERVICES
- PETS & SUB-LETTING PERMITTED
- GROUND RENT: £
  SERVICE CHARGE: £

The Property

A pathway leads up to a communal glazed door providing access into the lobby area with stairs leading to the first floor and to the personal front entrance door.

The entrance hallway offers a welcoming feel, there is a loft access hatch providing roof storage space, a storage cupboard and an airing cupboard housing the hot water cylinder. White panelled doors then lead off to the cosy lounge, which is perfect for unwinding and relaxing with triple glazed front window and a stone fireplace plus there is ample space for furniture. The master bedroom is a great size with a fitted wardrobe along one wall and space for additional free standing or fitted furniture and a window overlooks the local park/green. Bedroom two easily accommodates a double bed, again, with space for fitted or free standing furniture and is currently used as a home office. There is a modern, stylish fitted kitchen with cream gloss fronted soft closing units and drawers, ample work surfaces, integrated appliances and a window again outlooks over the local park/green. The modern fitted bathroom comprises of a white three piece suite and completes the accommodation.

Outside, there is a front garden area conveyed with the apartment and there is also a garage in a nearby block.

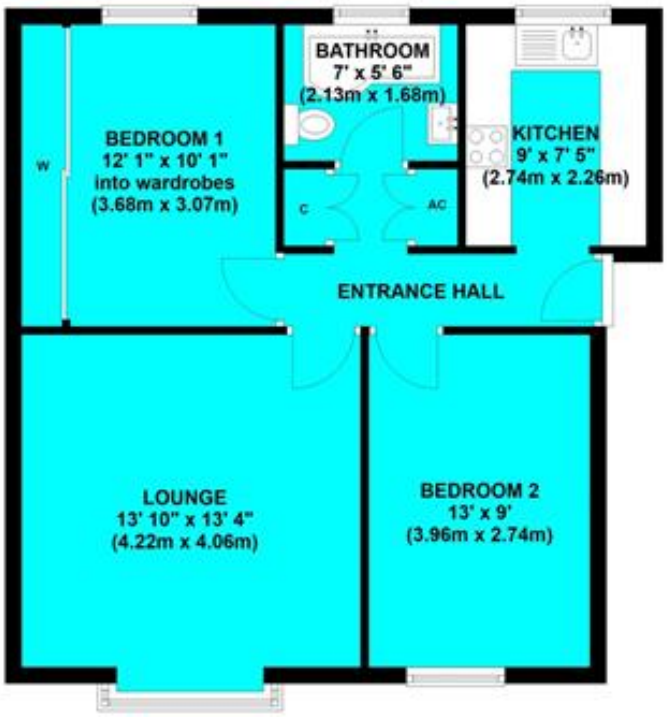
Local amenities including a Tesco Extra, popular local schools including Stanley Green Infants, Oakdale Juniors, St Edwards RC/Coe and Poole High are close by, along with excellent bus services.



First Floor

Approx. 57.0 sq. metres (613.3 sq. feet)

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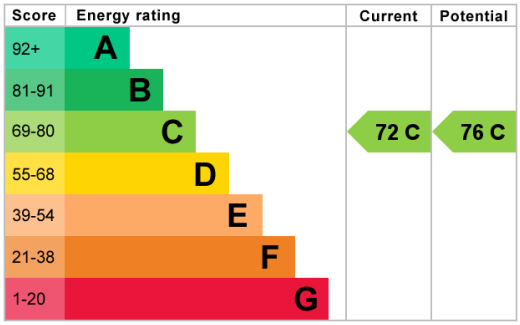


Total area: approx. 57.0 sq. metres (613.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or effenciency can be given
Plan produced using PlanUp.







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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