



## Chorley Court, 15 Chorley Close, Poole BH15 3JN

Nicely positioned within the heart of Oakdale lies the three-bedroom top floor apartment set within a small purpose built low rise development. There is generous size living accommodation on offer to include a light, bright and airy lounge/dining, spacious bathroom plus a separate cloakroom (both with WC). The property benefits from a share of the freehold and a garage located in a nearby block..

**EPC: 76 Council Tax Band: B Price: £214,950 Share of Freehold**

 **3**  **1**  **1**







## Key Features

- TOP FLOOR APARTMENT LOCATE WITHIN A SMALL PURPOSE-BUILT LOW-RISE DEVELOPMENT
- ENTRANCE HALLWAY WITH STORAGE
- COSY LOUNGE/DINING
- MODERN FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- MODERN FITTED FAMILY BATHROOM & SEPARATE CLOAKROOM (BOTH WITH WC)
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- POPULAR & CONVENIENT LOCATION
- GARAGE
- 965 YRS REMAINING ON LEASE, MAINT. £827.75 PAID 6 MONTHLY, GROUND RENT N/A. SUB-LETTING PERMITTED, PETS NOT PERMITTED

## The Property

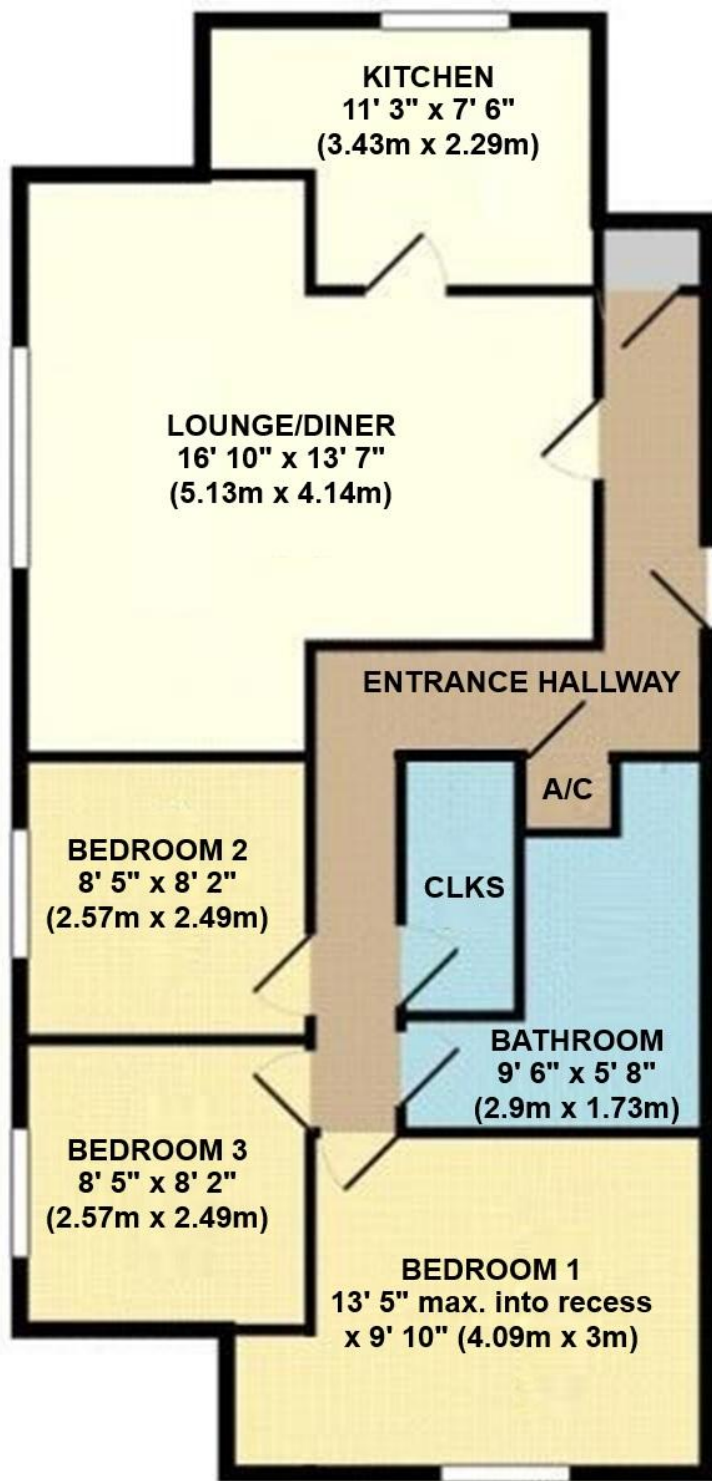
A communal door with new wall mounted security entry phone system leads to the communal hall, and stairs take you up to the personal front entrance door. When you enter you walk into a stylish entrance hallway with exposed wooden floorboards. Doors lead off to all principal rooms and into the generous size, cosy light, bright and airy lounge/dining room. A doorway from here leads through to the modern fitted kitchen with ample storage units and a window overlooking the front and communal grounds. There are three double bedrooms offering versatility with the facility to have a separate dining room or office. The family bathroom offers great space and has part tiled walls with a tiled

floor and a separate cloakroom completes the accommodation.

Outside the property is set within well-maintained communal grounds and at the end of a no-through road. We have been informed that a garage is conveyed with the apartment in a nearby block next to the development.

You will find local amenities close by with a Tesco Extra Supermarket a short drive away. Local schools and excellent bus services are also with easy reach and the centre of town with the shopping centre, Poole Park, the main bus/coach terminal and a mainline London Railway station are all approximately two miles away.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 76      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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