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ESTATE & LETTING AGENTS

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EST. 1985

Flat 10, Elm Grange, Oakdale Road, Oakdale, Poole, BH15 3LX

Guide Price **£180,000**



Flat 10

Elm Grange, Oakdale, Poole

A superb opportunity to acquire this well-presented first-floor apartment, ideally positioned within a sought-after development in the ever-popular area of Oakdale, Poole. Offered for sale with no forward chain, the property is perfectly suited to first-time buyers looking to get onto the ladder, as well as investors seeking a strong and dependable rental opportunity.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway with excellent built-in storage. The bright and spacious lounge benefits from a Juliet balcony, allowing for an abundance of natural light and providing an ideal space for both relaxing and entertaining. The adjoining kitchen is well-equipped, offering ample worktop and storage space along with room for essential appliances.

The accommodation further comprises two well-proportioned bedrooms and a modern bathroom, finished in neutral tones and complete with a shower over the bath.

Additional benefits include double glazing, gas central heating, generous internal storage, and allocated off-road parking. Residents also enjoy access to well-maintained communal gardens and ample visitor parking.



Oakdale is a well-established residential suburb located just north of Poole town centre in Dorset, South-West England. Known for its peaceful streets, strong sense of community, and convenient access to local amenities, Oakdale offers a comfortable and balanced lifestyle for families, professionals, and retirees alike. The area features a mix of post-war houses, bungalows, and modern developments, making it architecturally diverse while maintaining a quiet, suburban charm. Its main road, Wimborne Road (part of the A35), provides excellent transport links to central Poole, Bournemouth, and surrounding areas, with reliable public bus services running frequently. Oakdale is home to several highly regarded schools, including Stanley Green Infant Academy and Oakdale Junior School, as well as St. Edward's School, a joint Church of England and Roman Catholic secondary school. Community life is further enriched by local landmarks like St George's Church and nearby parks, which host regular events and family-friendly activities. With a good selection of local shops, takeaways, pubs, and easy access to both the coast and countryside, Oakdale combines suburban comfort with Dorset's natural beauty – making it a popular and welcoming place to call home.

Council Tax band: B

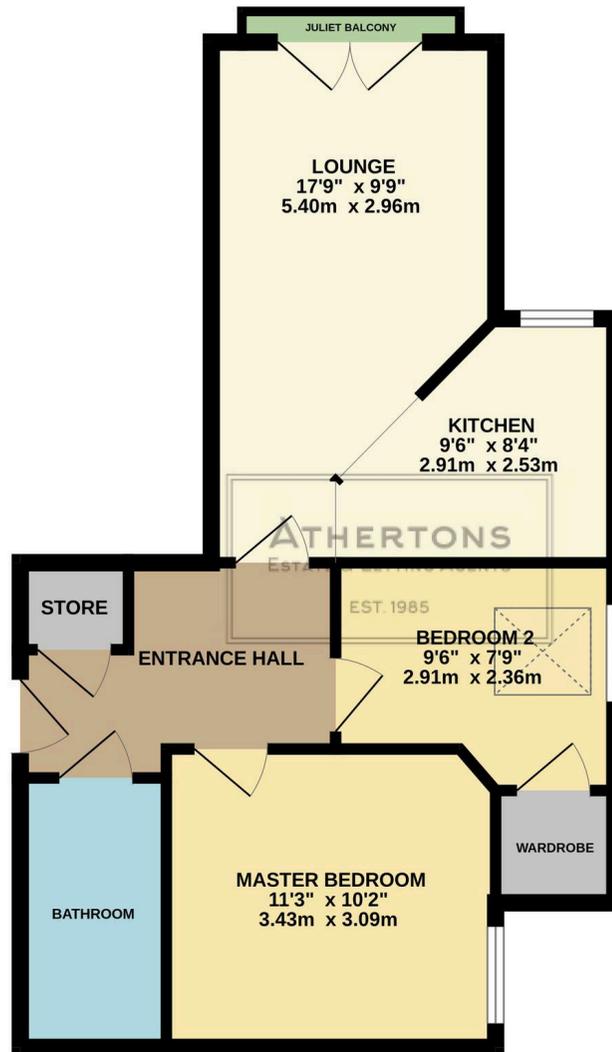
Tenure: Leasehold

EPC Energy Efficiency Rating: C





FIRST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 efficiency can be given.
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