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Flat 3, 46-48 Oakdale Road, Oakdale, Poole, BH15 3LY

Guide Price £210,000



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Flat 3

46-48 Oakdale Road, Oakdale, Poole

A wonderful ground-floor apartment situated within a modern residential block in the popular Oakdale area. This fine home is presented in excellent order throughout and offers a deceptively spacious and well-appointed layout, ideal for a variety of buyers.

Upon entering, you are welcomed by an entrance hallway which leads through to a generous open-plan living room, filled with natural light and featuring patio doors opening directly onto the garden, perfect for relaxed indoor-outdoor living. The modern kitchen is well-equipped and stylishly appointed.

The property offers two good-sized bedrooms, with the master bedroom benefiting from a contemporary en-suite shower room. A further modern bathroom serves the second bedroom and guests. Throughout the apartment, there is double glazing and central heating, ensuring comfort year-round.



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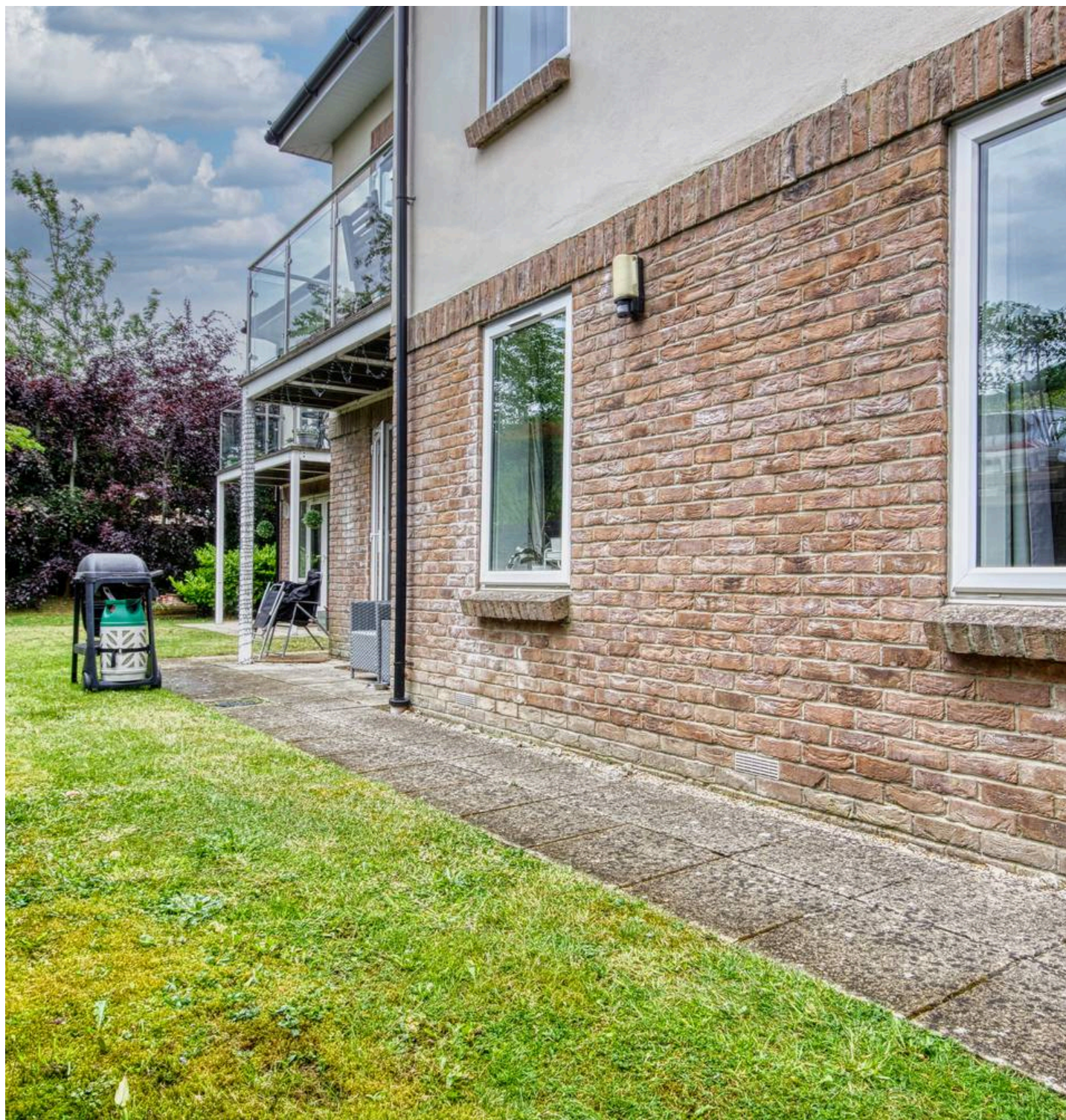
Oakdale is a well-established residential suburb located just north of Poole town centre, known for its peaceful streets, strong sense of community, and convenient access to local amenities, offering a comfortable and balanced lifestyle for families, professionals, and retirees alike. The area benefits from excellent transport links via Wimborne Road (the A35), providing easy access to central Poole, Bournemouth, and the surrounding area, with regular bus services running frequently. Poole town centre itself is just two kilometres away, with Poole Harbour and its beautiful waterfront within easy reach. Families are well served by several highly regarded local schools, including Stanley Green Infant Academy, Oakdale Junior School, and St Edward's School, a joint Church of England and Roman Catholic secondary school. The area also benefits from a large park, allotment areas, and two children's play parks, alongside local conveniences including shops, takeaways, and pubs.

Council Tax band: B

Tenure: Leasehold

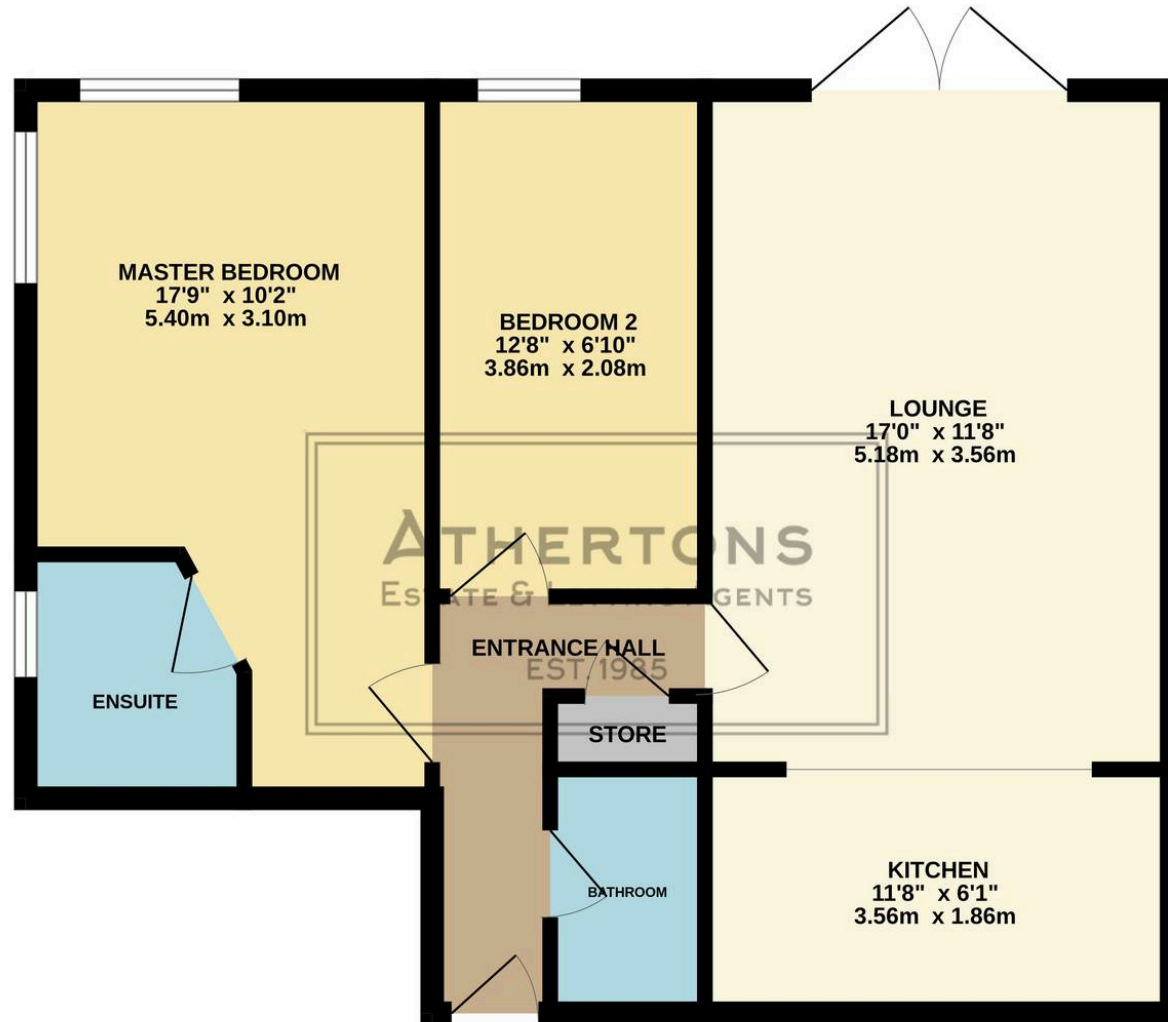
EPC Energy Efficiency Rating: C

- Wonderful Ground Floor Apartment
- Two Good-Sized Bedrooms
- Modern Family Bathroom & En-Suite Shower Room To The Master
- Open Planned Living Room With Patio Doors To The Garden
- Allocated Parking
- Communal Gardens



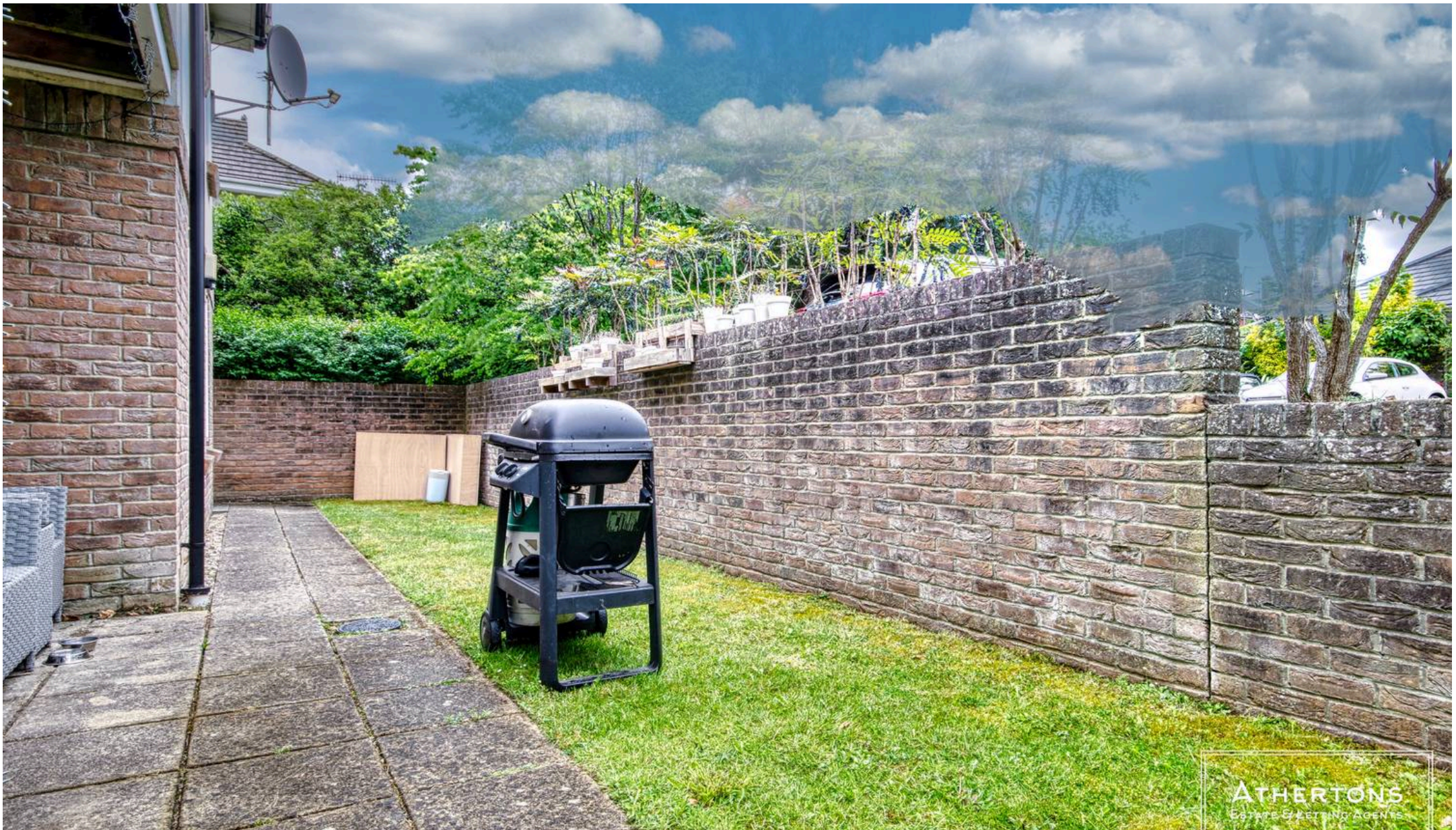


GROUND FLOOR
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.4 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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Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • poole@athertonsea.com • <http://www.athertonseestateagents.com>

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