



ATHERTONS
ESTATE & LETTING AGENTS

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EST. 1985

115b Stanley Green Road, Oakdale, Poole, BH15 3AD

Guide Price £220,000

Nestled in the highly sought-after and conveniently located area of Oakdale, Poole, this wonderful first-floor apartment offers an exceptional combination of space, comfort, and modern living. Boasting generously proportioned interiors, a private entrance, and an array of impressive features, this property presents an outstanding opportunity for first-time buyers, downsizers, or investors seeking a well-appointed home in a prime location.

Upon arrival, the apartment's private entrance provides a sense of exclusivity and independence, setting it apart from traditional communal-access flats. Stepping inside, a welcoming entrance hallway leads to the heart of the home—a beautifully spacious lounge/dining room. This elegant and versatile living space is bathed in natural light and extends seamlessly onto a private balcony, perfect for enjoying morning coffee, al fresco dining, or simply unwinding in the fresh air.

The modern kitchen/breakfast room has been thoughtfully designed with style and functionality in mind. Featuring sleek cabinetry, ample worktop space, and integrated appliances, it provides a practical yet sophisticated setting for meal preparation. The additional space for dining makes it ideal for casual breakfasts or entertaining guests.

Both double bedrooms are generously sized, offering a peaceful retreat with plenty of room for wardrobes and additional furnishings. The contemporary family bathroom is well-appointed with high-quality fixtures and fittings, ensuring a stylish and relaxing environment.





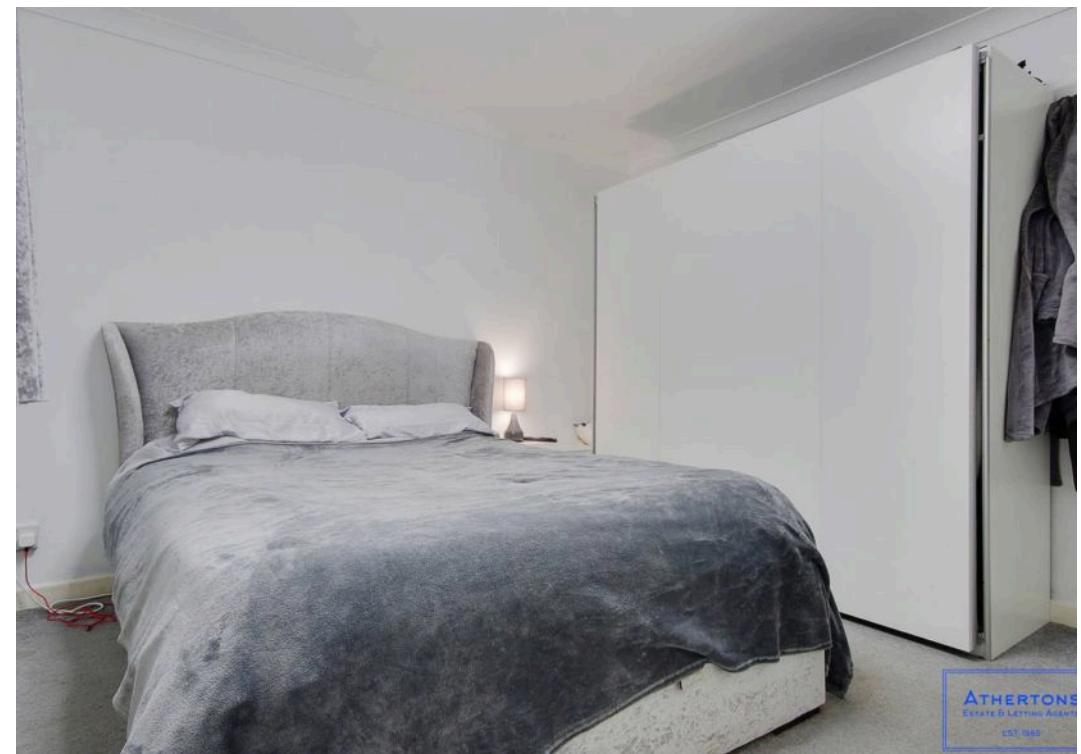
Oakdale is a well-established residential suburb located just north of Poole town centre in Dorset, South West England. Known for its peaceful streets, strong sense of community, and convenient access to local amenities, Oakdale offers a comfortable and balanced lifestyle for families, professionals, 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

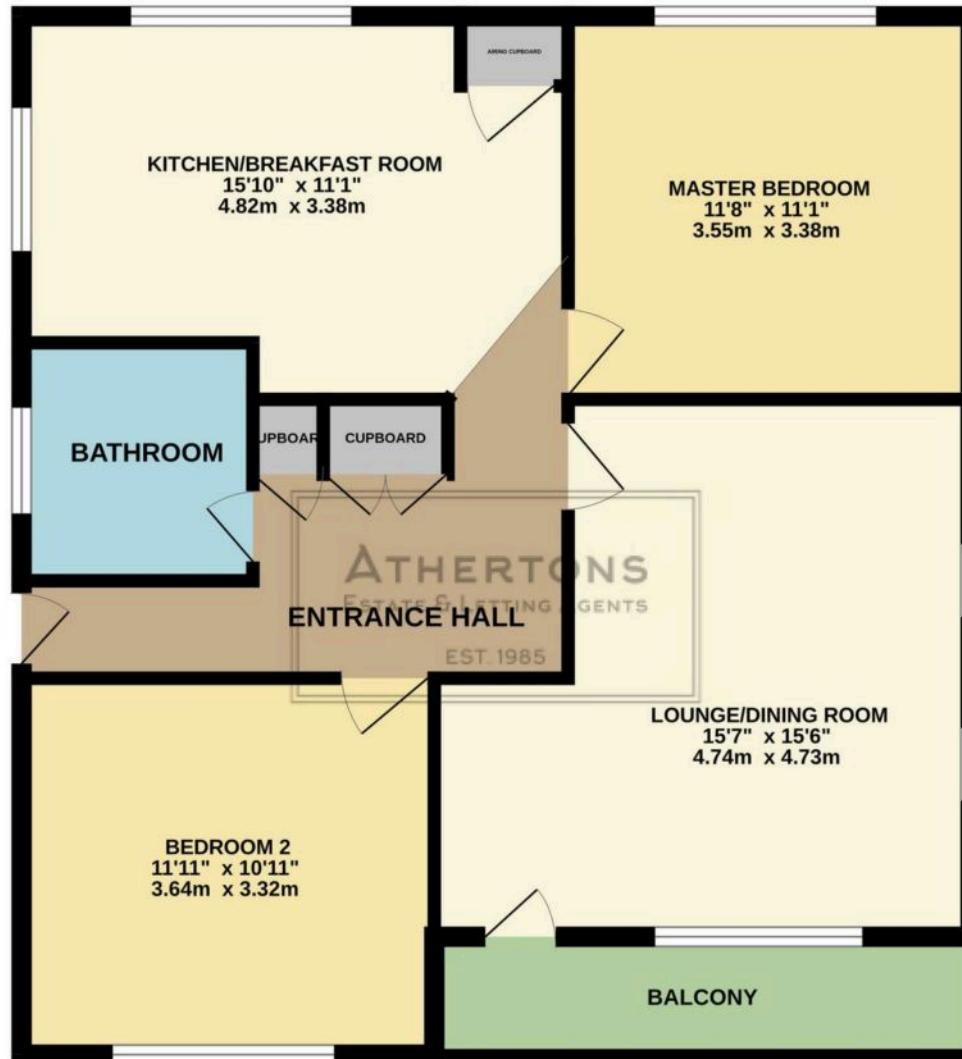
EPC Energy Efficiency Rating: C







FIRST FLOOR
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 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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