



## Stanley Court, 1 Stanley Green Road, Oakdale BH15 3AA

Nicely positioned within the heart of Oakdale close to local schools, amenities and excellent bus services lies this generous size two double bedroom ground floor apartment forming part of a small low rise purpose built development.

**EPC:** TBC **Council Tax Band:** B **Price:** £235,000 Share of Freehold







## Key Features

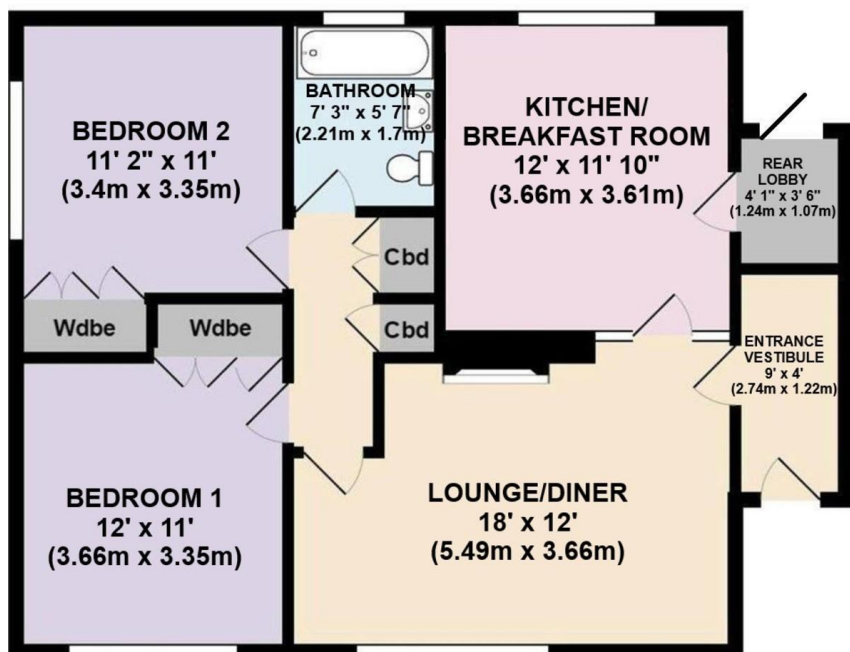
- GENEROUS SIZE PURPOSE BUILT GROUND FLOOR APARTMENT
- ENTRANCE VESTIBULE
- 178ft APPROX. LOUNGE/DINING ROOM
- GREAT SIZE KITCHEN/BREAKFAST ROOM
- TWO LARGE DOUBLE BEDROOMS
- BATHROOM
- GARAGE
- POPULAR & CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES/SCHOOLS & PUBLIC TRANSPORT
- MAINTENANCE £75 PER MONTH INC. BUILDING INSURANCE, WINDOW CLEANING, GARDENING ETC.

## The Property

Upon entering there is a good size entrance vestibule, ideal for coats, shoes and storage. From here a door leads through to the generous lounge, approx. 18ft, with a window overlooking the communal garden, ample space for table and chairs and light grey wood effect laminate flooring. Doors lead off to the inner hallway and kitchen/breakfast room, which is a great size comprising ample storage units and drawers and plenty of worksurfaces. There is a window overlooking the communal gardens, space for free standing appliances, table and chairs and an integrated fridge/freezer. A door leads through to the rear lobby which has a storage cupboard and a UPVC door leading out onto the communal grounds. The inner hallway has an airing cupboard housing the hot water tank with plenty of

storage to the side. Doors then lead off to bedroom one which has a fitted wardrobe, a window overlooking the communal grounds, ample space for additional free standing or fitted furniture. Bedroom two has a built in wardrobe, a window overlooking the communal grounds and again, ample space for free standing bedroom furniture. There is a three piece fully tiled bathroom suite that then completes the impressive accommodation.

The development is set within very well maintained communal grounds. There is an allocated garage in a nearby block. Tesco Supermarket is only a short drive away and local schools, along with excellent bus services are right on the doorstep. The centre of town is approximately 1.5 miles away.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

#### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

#### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



rightmove

