

**Flat 9 Chorley Court,  
Chorley Close, Oakdale, Poole, BH15 3JN**

**£235,000  
Share of  
Freehold**



**A three bedroom second floor apartment which forms part of a small low rise block set within attractive and well maintained communal gardens. The property is conveniently situated within popular and established area, close to all local amenities and offers spacious and well laid out accommodation comprising entrance hall, lounge/dining room, modern fitted kitchen, three bedrooms, family bathroom and separate WC. Other features include gas central heating, double glazing, share of freehold and a single garage.**

**MAIN ENTRANCE** Secure communal front door with entryphone, staircase to all floors.

**FRONT DOOR** Leads to:

**RECEPTION HALL** Loft hatch to partially boarded loft space with ladder and light, panelled radiator, built in airing cupboard housing the hot water cylinder and slatted linen shelving, real wood flooring, built in full height storage cupboard, wall mounted programmer for central heating and hot water, wall mounted entry phone

**LOUNGE/DINING ROOM** 16' 8" narrowing to 10' x 13' 4" max. (5.08m x 4.06m) UPVC double glazed window, two panelled radiators, TV aerial point and Virgin Media point

**KITCHEN** 9' 8" x 7' 6" max. (2.95m x 2.29m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks and a single drainer stainless steel sink unit, space and plumbing for automatic washing machine, gas and electric cooker point, space for free standing fridge/freezer, panelled radiator, double glazed front aspect window

**BEDROOM 1** 13' 3" x 9' 7" (4.04m x 2.92m) UPVC double glazed rear aspect window, radiator

**BEDROOM 2** 8' 5" x 8' 1" (2.57m x 2.46m) UPVC double glazed rear aspect window, panelled radiator

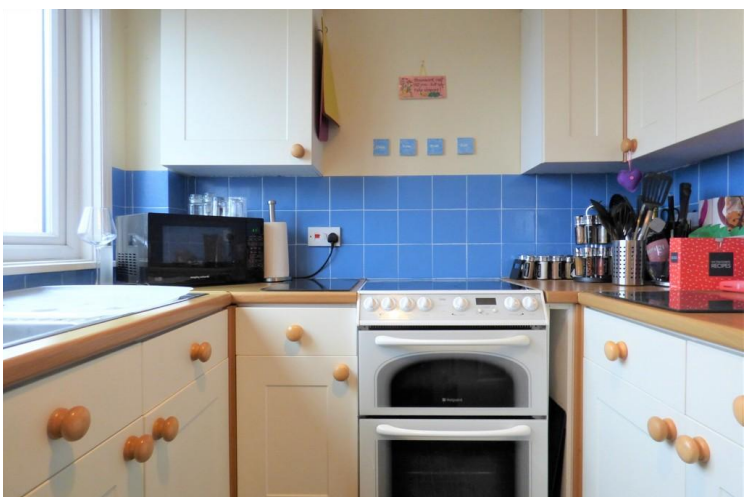
**BEDROOM 3** 8' 5" x 8' 1" (2.57m x 2.46m) UPVC double glazed rear aspect window, panelled radiator, tiled floor

**CLOAKROOM** White suite comprising of low flush WC, wall mounted wash hand basin with tiled splashback and extractor fan

**BATHROOM** Fitted with a modern white suite comprising enclosed panelled bath with mixer tap, shower attachment and shower screen, low flush WC, pedestal wash hand basin, part ceramic tiled walls, panelled radiator, tiled floor, extractor fan, cupboard housing central heating boiler

**OUTSIDE** Chorley Court is set within well maintained communal gardens

**PARKING** The property has the benefit of a single garage. There is also communal parking next to the garages



**MAINTENANCE** We understand the maintenance is approximately £1500 a year split into 2 x 6 monthly payments and includes Building Insurance, cleaning of the communal areas, gardening and management fees

**TENURE** The property has a share of the Freehold with 998 years remaining of a 999 year Lease. We are informed that pets are not permitted in Chorley Court. Sub-letting is permitted.

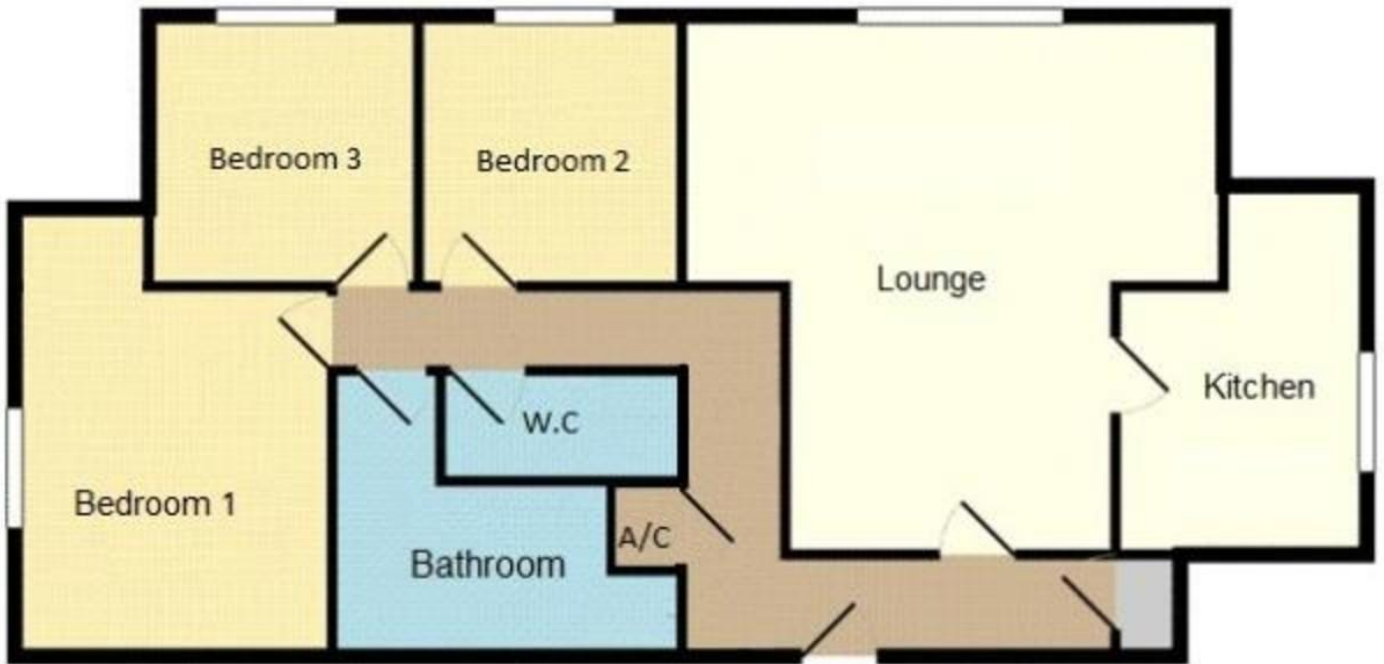
**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 14617**



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)