



**ATHERTONS**  
ESTATE & LETTING AGENTS

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EST. 1985

**Flat 7, Elm Grange, 64 Oakdale Road, Oakdale, Poole, BH15 3LX**

**Guide Price £200,000**





## Flat 7

Elm Grange, Oakdale Road, Oakdale, Poole

A fantastic opportunity to acquire this well-presented first-floor apartment, situated within a sought-after residential development in the ever-popular area of Oakdale, Poole.

This appealing home is offered for sale with **no forward chain**, making it an ideal choice for first-time buyers looking to step onto the property ladder or investors seeking a reliable rental opportunity.

The apartment is accessed via a secure communal entrance and opens into a welcoming **entrance hallway** with generous built-in storage. The **spacious lounge** offers plenty of natural light and is perfect for both relaxing and entertaining. The **well-appointed kitchen** is separate from the living area and provides ample workspace and storage, with space for essential appliances.

There are **two good-sized bedrooms**, and the accommodation is completed by a **modern bathroom suite**, finished in neutral tones with a shower over the bath.



Further features of this desirable property include **double glazing throughout, gas central heating, ample internal storage, and allocated off-road parking** for residents. The development also offers a well-maintained **communal garden** and **plenty of visitor parking**, ensuring convenience for guests. Positioned in a convenient Oakdale location, the apartment is close to local shops, amenities, bus routes, and is just a short drive from Poole Town Centre, mainline train station, and the beautiful harbour and coastline.

This is a superb property offering excellent value, and early viewing is highly recommended.

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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

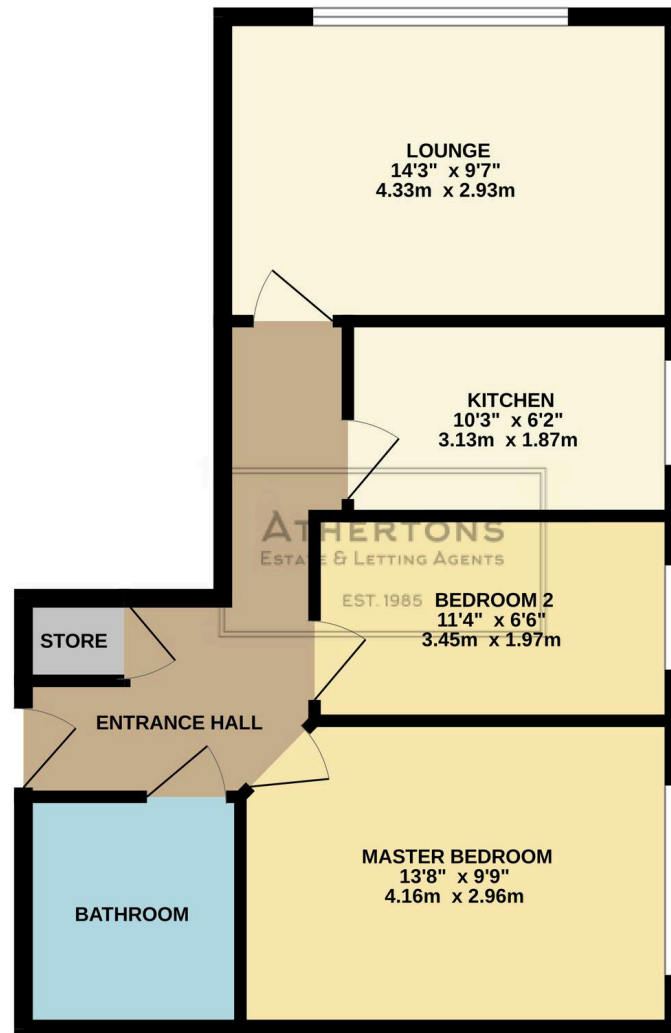








FIRST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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

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