



**Haymoor Road, Oakdale  
Poole, Dorset, BH15 3NT**

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## Share of Freehold OFFERS OVER £230,000

Set in a development of just 4 flats, 167 Haymoor Road is a deceptively spacious 3 bedroom first floor apartment which has undergone a thorough refurbishment. With a private entrance the property is beautifully presented and benefits from 2 garages, share of freehold and private front garden area. This superb apartment has a generous lounge with double doors to a balcony, newly fitted kitchen/dining room and new bathroom. It has been redecorated throughout with new flooring and carpets and is vacant. Set in a cul-de-sac location in an elevated position, just over ½ a mile from the local shops on Ringwood Road and one and a half miles from Poole Town Centre.

- A spacious 3 bedroom first floor apartment with private lobby entrance
- 2 garages in block
- Section of garden with the apartment (at the front of the property)
- Balcony set off the lounge with distant views of The Purbecks
- Generous, newly fitted kitchen/dining room with twin aspect
- A thorough refurbishment including new carpets, new bathroom and a refurbished kitchen/dining room including a Range cooker and newly decorated throughout
- Gas central heating & double glazing
- The apartment is 1 of 4 in the block which all have a share of freehold which was bought in 2009

Poole Park is just under 1½ miles away with a popular boating lake with cafes and restaurants situated around the waterside and offers an enjoyable family day out with many leisure amenities. Poole Town Centre is just a little further along from Poole Park and offers a wide range of shops, restaurants and bars and the famous Poole Quay

Term of Lease: Share of Freehold

Maintenance Charges: As & when with a £60 PA administration charge

Ground Rent: N/A

COUNCIL TAX BAND: B

EPC RATING: C



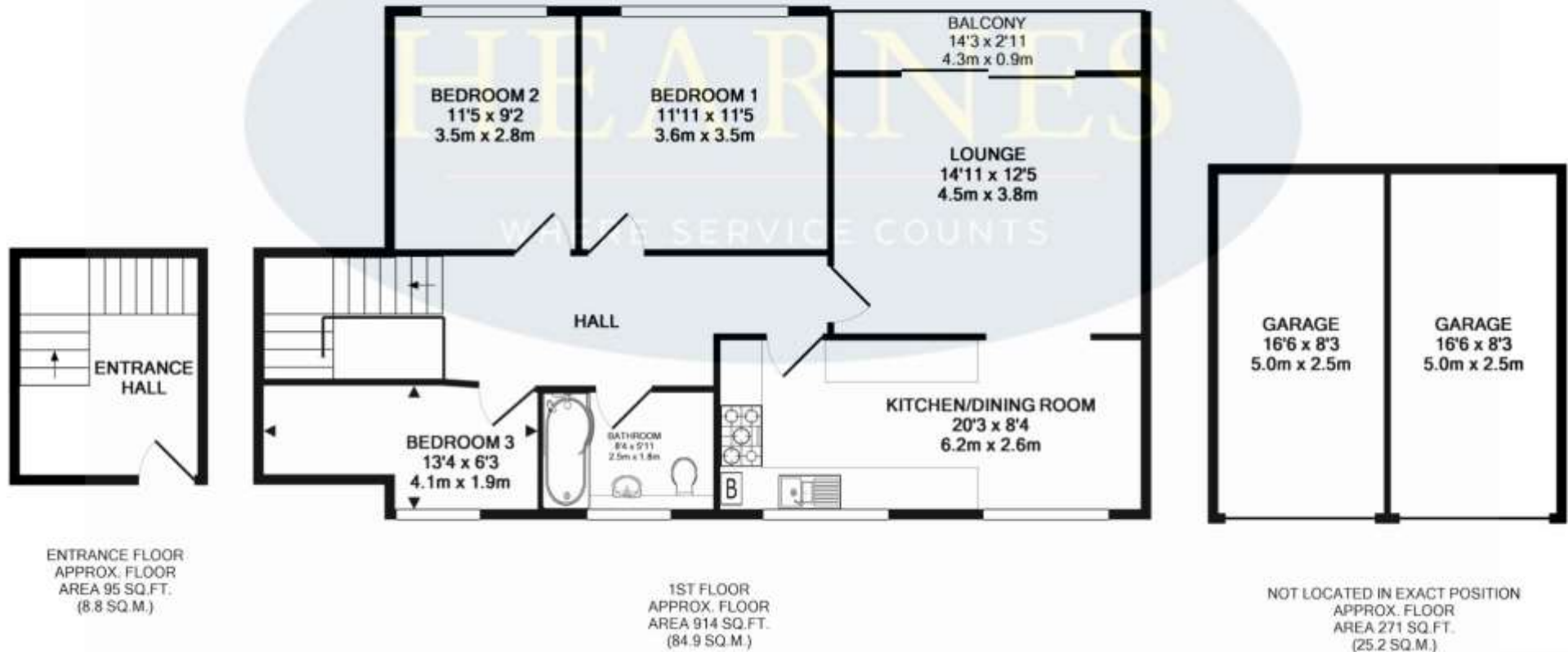
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



# TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.9 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE



view from garden

