

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985



Flat 2, Spitfire, 262 Wimborne Road

Oakdale, Poole, BH15 3EF

Guide Price **£200,000**

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Flat 2

Spitfire, Poole

A wonderful ground-floor apartment nestled within a peaceful, private cul-de-sac in the sought-after Oakdale area of Poole. Offered with the significant advantage of **no forward chain**, this beautifully presented home is ready for its new owners to move straight in.

The property is accessed via its own **private entrance**, immediately setting it apart from many comparable apartments and providing a real sense of arrival. The heart of the home is a stylish, **modern open-plan living room and kitchen**, thoughtfully designed for contemporary living, with elegant **patio doors that flood the space with natural light** and open directly onto a **private garden**, an enviable outdoor retreat perfect for relaxing or entertaining.

Accommodation further comprises a **generously proportioned double bedroom**, a **comfortable second bedroom** ideal for guests, a home office or additional storage, and a **modern shower room** finished to a high standard.

Additional benefits include **double glazing** throughout for comfort and energy efficiency, **central heating**, and the convenience of **allocated off-road parking**.

Oakdale is a well-established residential suburb located just north of Poole town centre, known for its peaceful streets, strong sense of community, and convenient access to local amenities. The area offers a comfortable and balanced lifestyle for families, professionals, and retirees alike, with excellent transport links to central Poole, Bournemouth, and surrounding areas. Poole train station is within walking distance, connecting to the main line to London Waterloo, along with Poole bus station and Poole Hospital. Local schools include Poole High School, Oakdale Junior, Stanley Green Infant Academy and St Edward's, whilst everyday amenities such as a Co-op, Post Office and Tesco at Fleets Bridge are all close by

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C









GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • poole@athertonsea.com • <http://www.athertonsestateagents.com>

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