



## Flat 5, The Pentagon 94 Stanley Green Road, Poole, £240,000 Deposit

- Spacious Three Bedroom Penthouse
- Large Terrace with Views
- Double Glazed
- 360 degree Views
- Bathroom and Shower Room
- Bright and Airy Throughout
- Own Entrance
- Gas Central Heating
- Popular Location

# The Pentagon 94 Stanley Green Road, Poole BH15 3AG

A super penthouse apartment located in a small purpose built block offering very spacious accommodation throughout, with patio doors off the Lounge/Diner to good size terraced area offering 360 degree surrounding roof top views. Situated in a popular location, with easy access to Poole Town Centre, with a wide range of shopping and recreational facilities, the property is ideal for a couple or family.



Council Tax Band:



# Property Details

## Area

Oakdale is a suburb on the outskirts of Poole which is only a couple of miles away. Known for its mix of residential character houses and apartments which are served by a local parade of shops, with small private businesses like convenience stores and restaurants which are at its centre. Various community spaces are close to hand, which include local parks, library and churches. Tatnam Farm, home ground of Poole Town F.C., is located in Oakdale. Good transport links are close to hand with access to Poole, Bournemouth, Wimborne and further afield.

## Description

Accommodation Comprises. Outside staircase to the second floor, Front Door to Entrance Hall, built in storage cupboard, doors to all rooms, parquet flooring continuing through to Lounge/Diner, A very generous sized room, feature stone fireplace and surround, double aspect making it a bright and airy with window to size and patio doors to large South/ South West facing Terrace, Superb views over the surrounding area. Kitchen, range of work surfaces with eye and low level cupboards, space for washing

machine, space for cooker with extractor over, space for fridge freezer, matching breakfast bar, double aspect again making the room bright and airy, built in storage cupboard. Bedroom One, a very spacious double, roof top views. Bedroom Two, double room, window to rear. Bedroom Three, single room, window to side. Bathroom, modern fitted with paneled bath with shower over. low level w.c. wash hand basin with vanity unit under, heated towel rail, built in storage cupboard. Separate Shower Room, shower cubicle, low level w.c. wash hand basin with vanity cupboard under, modern tiled, heated towel rail. Outside, the property has an allocated parking space.

## Tenure

Leasehold

Lease with 120 years remaining  
Maintenance As and When  
Ground Rent £25.00 p.a.

Council Tax Band B



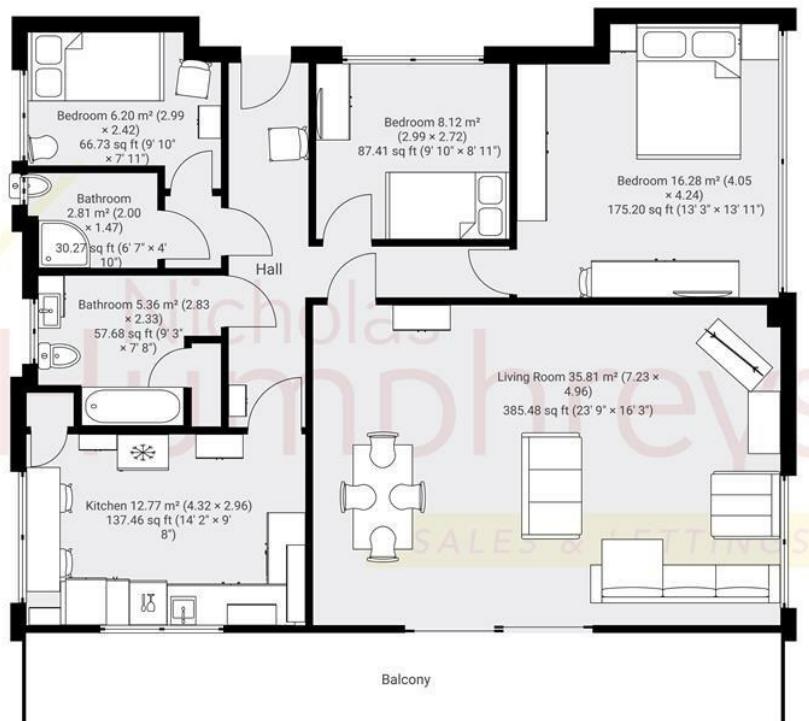
## The Pentagon

94 Stanley Green Road, BH15 3AG Poole, England, GB  
TOTAL AREA:115.11 m<sup>2</sup>-LIVING AREA:98.54 m<sup>2</sup>-FLOORS:1



### ▼ 2nd Floor

TOTAL AREA:115.11 m<sup>2</sup>-LIVING AREA:98.54 m<sup>2</sup>.  
TOTAL AREA:1239.05 sq ft-LIVING AREA:1060.66 sq ft



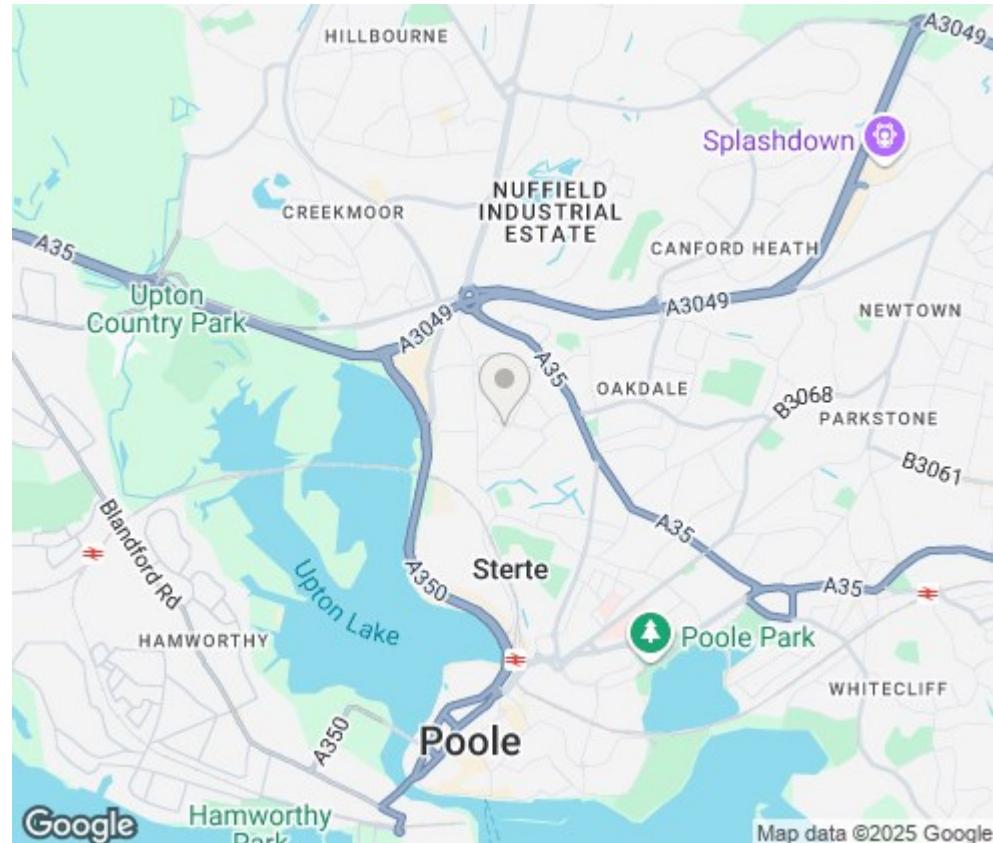
The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

0' 2' 4' 6' 8' 10'  
0 1 2 3m  
Page 1/1

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.