



Flat 2 Buckingham Court, 12 Mount Pleasant Road, Poole, Dorset BH15 1UQ

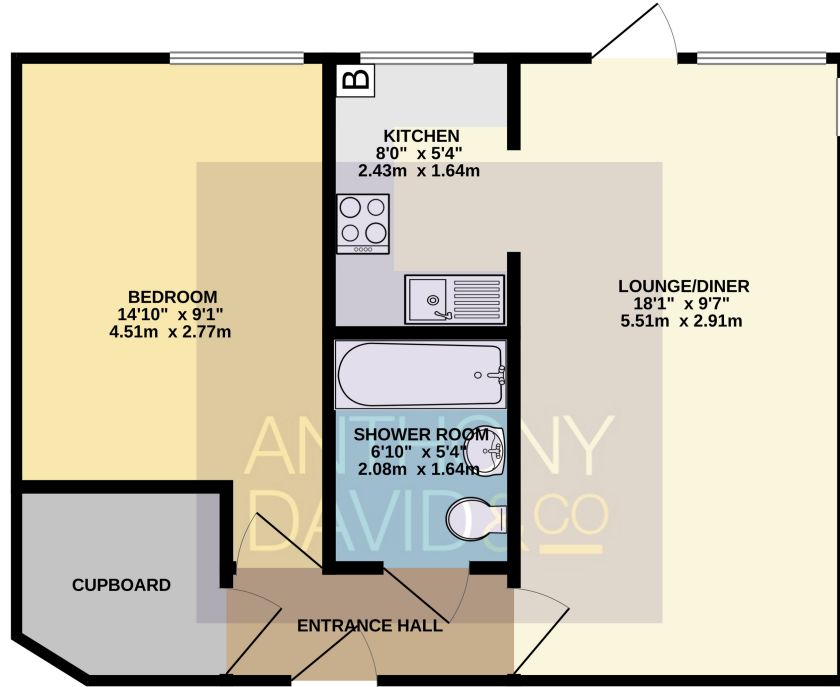
£119,950 Leasehold

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

* RETIREMENT APARTMENT * A one double bedroom ground floor apartment set within this well maintained block just a short walk away from Poole Park and Poole Town centre. The property has been recently refurbished throughout and must be viewed to appreciate the accommodation on offer, which comprises: 18' lounge/diner, fitted kitchen and modern bathroom room. The communal facilities on offer include: on site care manager, lounge and laundry room. Further features include: space for dishwasher, careline, no forward chain, gas central heating, long lease, walk-in storage cupboard, UPVC double glazing, communal gardens and resident permit parking.

ANTHONY
DAVID & CO

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



Entrance Hall 8' 6" x 3' 2" (2.59m x 0.97m)

Lounge/Diner 18' 1" x 9' 7" (5.51m x 2.92m)

Kitchen 7' 6" x 5' 3" (2.29m x 1.60m)

Bedroom 14' 10" x 9' 1" (4.52m x 2.77m)

Shower Room 5' 8" x 5' 4" (1.73m x 1.63m)

Communal Facilities Residents lounge and Laundry

Garden Communal

Parking Permit

Tenure Leasehold - circa 142 years remaining

Service Charge £258 per month to include Ground Rent, Buildings Insurance and Care Manager

Council Tax Band B

TOTAL FLOOR AREA : 432 sq.ft. (40.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.