



FOR SALE
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HARBOUR PARK

31

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**Flat 4 Harbour Park, 31 Mount Pleasant Road,
Poole, Dorset, BH15 1TU**

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SHARE OF FREEHOLD PRICE £450,000

An immaculately presented 2 double bedroom, 2 bathroom raised ground floor apartment positioned within an exclusive gated development of just 9 apartments, less than 200 metres to the entrance of Poole Park and beyond. Built in 2009, the property uniquely enjoys level access from the front, while being elevated to the rear, allowing for a private balcony with delightful views across Poole Park. The well-proportioned accommodation includes a spacious lounge/dining room opening onto the balcony, modern kitchen, master bedroom with ensuite, second double bedroom and a modern shower room. Further benefits include an allocated parking and visitor space, lovely communal gardens and bike store, secure entryphone system and is being offered vacant with no forward chain.

- A fabulous 2 double bedroom, 2 bathroom raised ground floor apartment with delightful views overlooking Poole Park and beyond
- Large lounge/dining room with feature floor to ceiling double glazed doors overlooking the park
- Good sized private balcony with views
- Kitchen fitted in a range of light coloured units with work tops over and fitted with integrated appliances to include oven, microwave, 4-ring gas hob, with extractor, washing machine, dishwasher, fridge/freezer and double doors opening back into the lounge
- Master bedroom positioned to the rear with views, smart fitted wardrobes, and ensuite bathroom
- Modern and fully tiled shower room to include shower, wash hand basin with mirrored cabinet above and wc
- Allocated parking space (Bay 4) and additional visitor bay
- Well-maintained communal gardens to the rear and bike store
- Small and exclusive block of just 9 apartments with a gated entrance and secure entryphone system
- Gas central heating and double glazing throughout – new boiler installed in 2023
- Being sold vacant with no forward

Harbour Park is set on Mount Pleasant Road, overlooking Poole Park and being in the heart of Poole with everything on the doorstep. The shops are within 400m along with the local leisure centre and Lighthouse Theatre. Baiter Park, Harbour and Quayside are within approximately half a mile. Set on a bus route, with the main bus station a few hundred yards away and a little further on is the train station.

Maintenance: - Approx £2982 per annum
Share of Freehold- 999 years from 1st January 2009

COUNCIL TAX BAND: D

EPC RATING: B

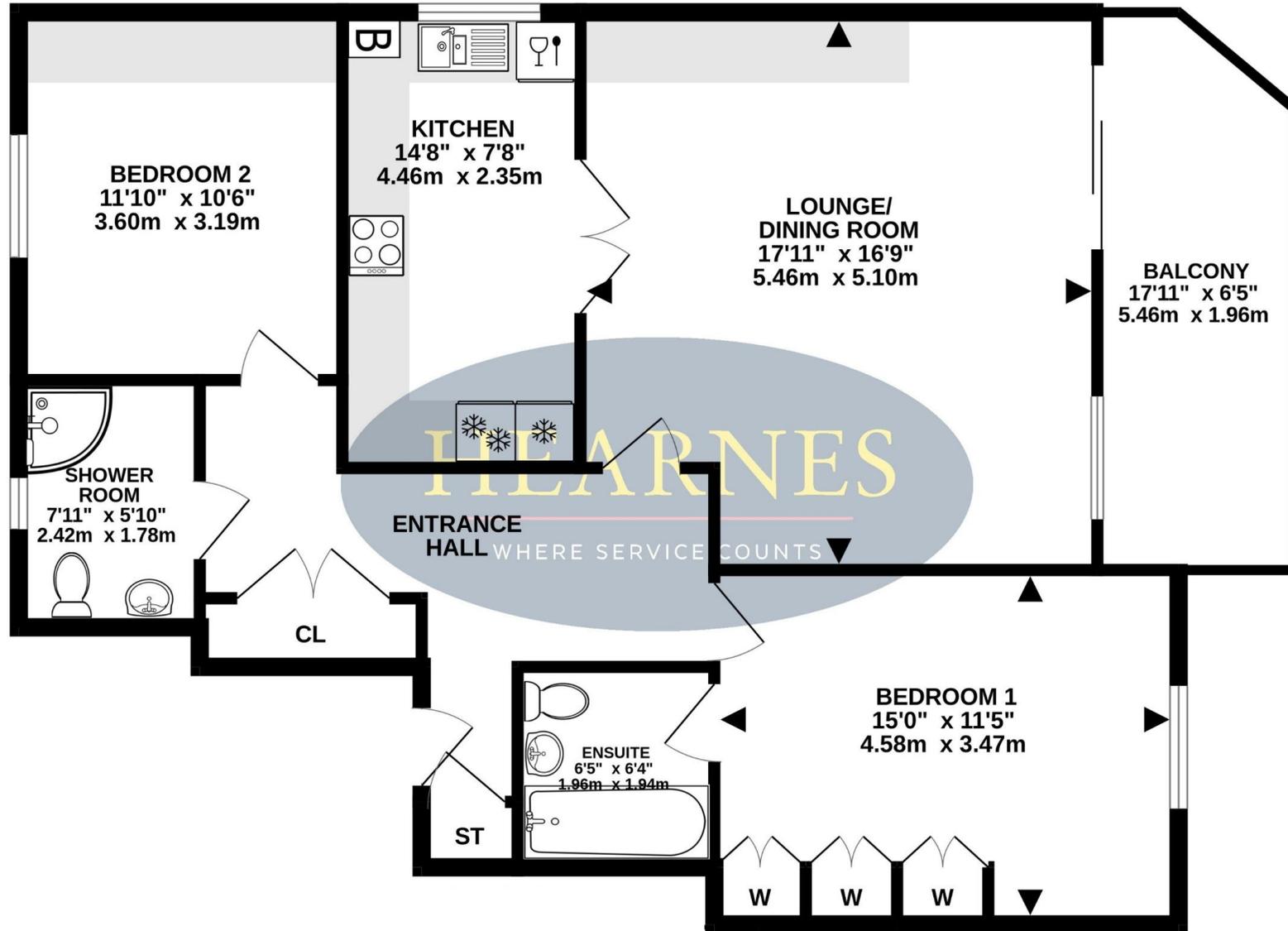




INCLUDING BALCONY

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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