



Flat 31 Buckingham Court, 12 Mount Pleasant Road, Poole, Dorset BH15 1UQ

£99,950 Leasehold

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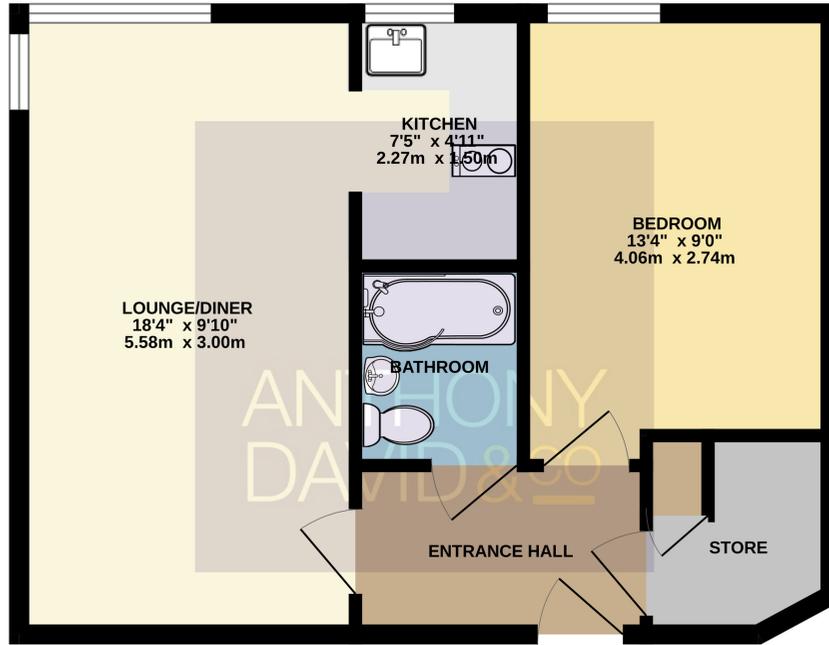
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444

**\*\* RETIREMENT APARTMENT \*\* NO FORWARD CHAIN \*\*** A beautifully presented one double bedroom top floor (second) apartment set within this well maintained block just a short walk away from Poole Park with its bowling green, tennis courts and boating lake. Poole Town centre with its array of shopping facilities and central transport links is also just on your doorstep. This immaculate property has been tastefully modernised throughout and must be viewed to appreciate not only its fantastic location but also the accommodation on offer, which comprises: 18' lounge/diner, newly fitted stylish kitchen and new bathroom suite. The communal facilities on offer include: LIFT to all floors, on site care manager, lounge and laundry room. Further features include: HARBOUR VIEWS, NEW BOILER, space for dishwasher, careline, gas central heating, walk-in storage cupboard, UPVC double glazing, communal gardens and First come First Served resident permit parking.

**ANTHONY  
DAVID & CO**

2ND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



- Entrance Hall Doors to
- Lounge/Diner 18' 4" x 9' 10" (5.59m x 3.00m)
- Kitchen 7' 5" x 4' 11" (2.26m x 1.50m)
- Bedroom 13' 4" x 9' 0" (4.06m x 2.74m)
- Bathroom 5' 10" x 5' 2" (1.78m x 1.58m)
- Communal Facilities Residents lounge and Laundry
- Garden Communal
- Parking Permit
- Tenure Leasehold - 53 years remaining
- Service Charge £385 per month to include Ground Rent, Buildings Insurance and Care Manager
- Council Tax Band B

TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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.