

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

£85,000 Leasehold

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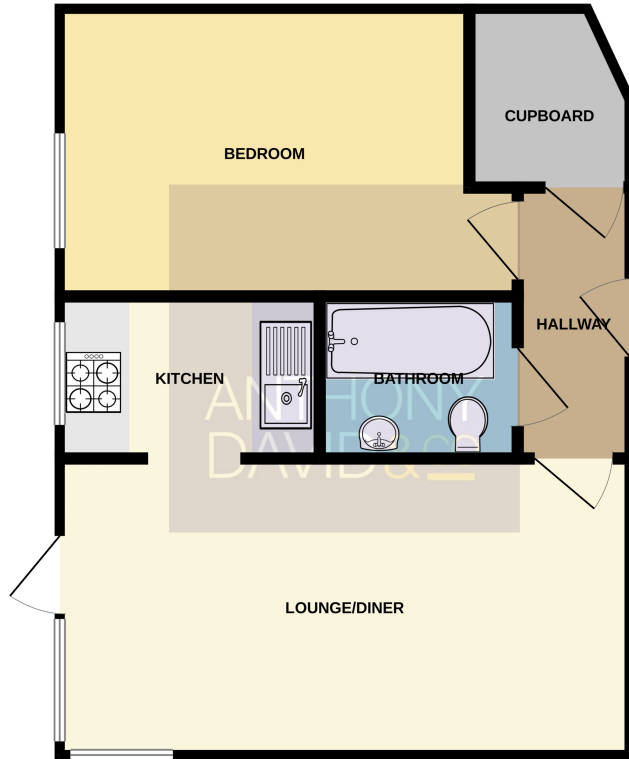
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444

\*\* OVER 60'S \*\*A one double bedroom second floor retirement apartment set within this well maintained block just a short distance away from Poole Park and Poole Town centre with its array of shopping facilities and transport links. This well presented property has NO FORWARD CHAIN and internal viewing is highly advised to appreciate its convenient location and the accommodation on offer, which comprises: 18' lounge/diner, modern fitted kitchen and bathroom. The communal facilities on offer include: on site care manager, lounge and laundry room. Further features include: loft space, careline, direct access to the communal garden, gas central heating, storage cupboard, UPVC double glazing, communal gardens and residents permit parking.

ANTHONY  
DAVID & CO

SECOND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 18' 3" x 9' 6" (5.56m x 2.90m)

Kitchen 7' 5" x 5' 2" (2.26m x 1.57m)

Bedroom 14' 8" x 9' 1" (4.47m x 2.77m)

Bathroom 5' 9" x 5' 1" (1.75m x 1.55m)

Cupboard 5' 9" x 5' 6" (1.75m x 1.68m)

Communal Facilities Residents lounge and laundry

Garden Communal

Tenure Leasehold - term TBA

Service Charge £258 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all 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.