



**HEARNES**

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**Flat 25 Buckingham Court, 12 Mount Pleasant  
Road, Poole, Dorset, BH15 1UQ**



# Flat 25 Buckingham Court, 12 Mount Pleasant Road, Poole, Dorset, BH15 1UQ

## Leasehold Price £120,000

A well-presented 2 bedroom, second (top) floor retirement apartment which benefits from a modern kitchen, wet room, modern internal décor and an extended lease. The flat has a large walk in storage cupboard, loft with pull down ladder, double glazing, gas central heating and sold vacant with no forward chain. This town centre apartment is for 60s and over, located opposite Poole Park and is just a few hundred yards from Poole Town Centre. It offers entryphone system, remote control entry doors, passenger lifts to all floors, parking and communal gardens. Buckingham Court is a popular development with a residents lounge, games room, laundry room and communal viewpoint areas.

- 2 bedroom second (top) floor apartment with lift accessing all floors
- Modern kitchen with white glossy units with wood effect worktops, electric oven with gas hob, space for low fridge freezer and solid Oak breakfast bar
- Good size lounge with electric fireplace
- Fully tiled wet room with walk in shower, wash hand basin with storage above and wc
- 2 good sized storage cupboards
- Fitted wardrobes in bedroom 1
- Large loft space with pull down ladder
- Gas central heating & double glazing throughout
- Communal parking area
- Guest room available
- Communal laundry room, lounge and games room
- 24hr in house emergency team – pull cords in kitchen, lounge, bedroom 1 and wet room
- Pets allowed by permission
- Buckingham Court is a development of 38 apartments set over 3 floors with security entry phone system and passenger lifts
- Sold with no forward chain so can accommodate a quick sale!

The property is ideally located to enjoy the amenities that Poole has to offer with the Dolphin Shopping Centre just 500 yards away. The Lighthouse Theatre is just around the corner and is popular with many of the residents. If you require transport, the circular bus route stops opposite the flat. The public swimming pool is approximately 300 yards away and Poole Hospital is approximately 600 yards away. Poole Park, Baiter Park, Whitecliff and Poole Quay provide beautiful views and they are linked by a waterside footpath.

Term of Lease: 142 Years remaining  
Maintenance Charges: £580 per calendar month  
Ground Rent: £0

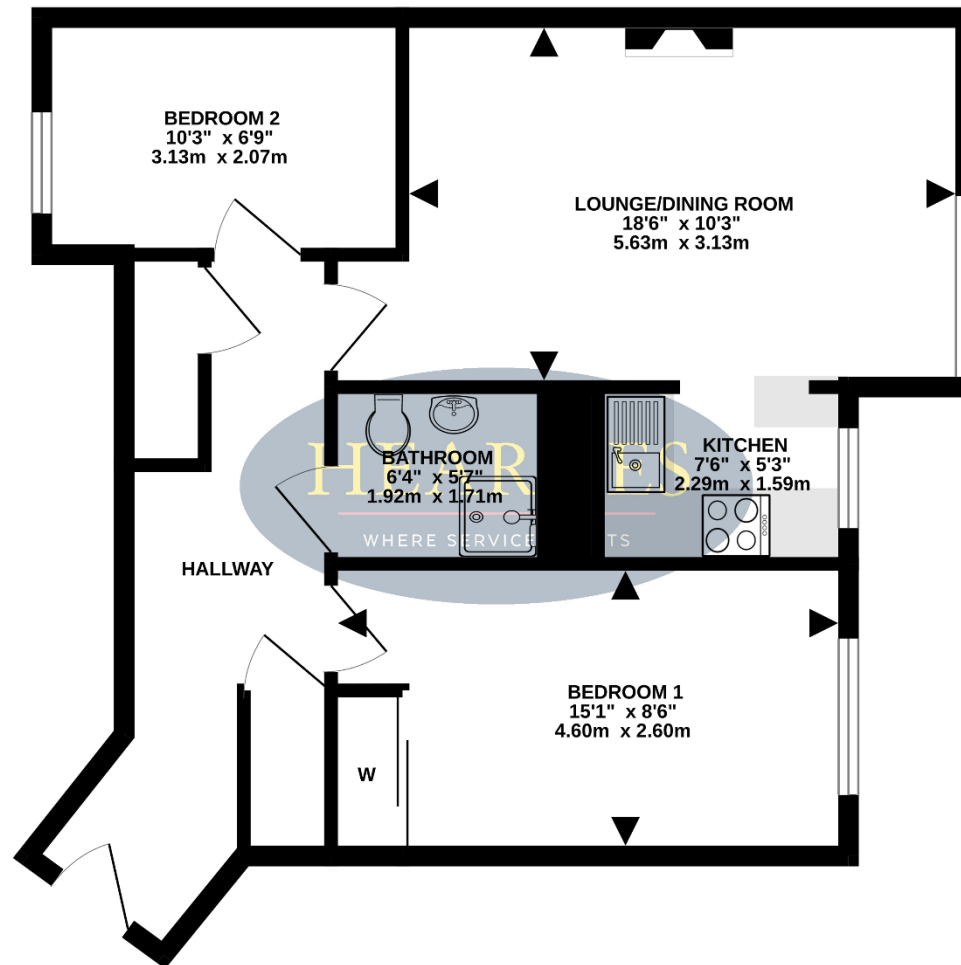
COUNCIL TAX BAND: B

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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GROUND FLOOR  
 550 sq.ft. (51.1 sq.m.) approx.

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