



**Flat 15 Buckingham Court, 12 Mount Pleasant
Road, Poole, Dorset, BH15 1UQ**

HEARNES

WHERE SERVICE COUNTS

Flat 15 Buckingham Court, 12 Mount Pleasant Road, Poole, Dorset, BH15 1UQ

Leasehold Price £67,500

A well-presented, first floor retirement apartment which benefits from a bright and sunny aspect with views over the communal gardens. The flat has a good size bedroom with built in wardrobe, fully tiled shower room with double shower, southerly facing lounge/dining room leading to a separate kitchen with window to side, large walk-in storage cupboard and is 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. There are many communal facilities as well as a house manager, lift and security entryphone system.

- Bright and spacious one bedroom first floor apartment with lift accessing all floors
- Southerly aspect with views out to the delightful communal gardens
- Neat, clean and tidy throughout
- Spacious lounge/dining room with separate kitchen having an integrated oven, gas hob and extractor. Undercounter fridge. Window to side.
- Modern tiled shower room with double shower, wash basin and wc
- Good sized walk in storage cupboard
- Gas central heating & double glazing
- Sold vacant with no forward chain
- Communal parking areas
- Guest room available
- Communal laundry room, lounge and games room
- House manager who works from 8:30am to 1pm Monday to Friday who organises various outings and theme evenings such as scrabble on Thursday, darts on a Tuesday, afternoon teas and gardeners club in the summer.
- 24hr in house emergency 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 entryphone system, passenger lifts and lovely established gardens

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 harbour views, and they are linked by a waterside footpath.

Term of Lease: Approximately 51 years remaining

Maintenance Charges: £400 per calendar month

Ground Rent: Approximately £45 per annum

COUNCIL TAX BAND: B

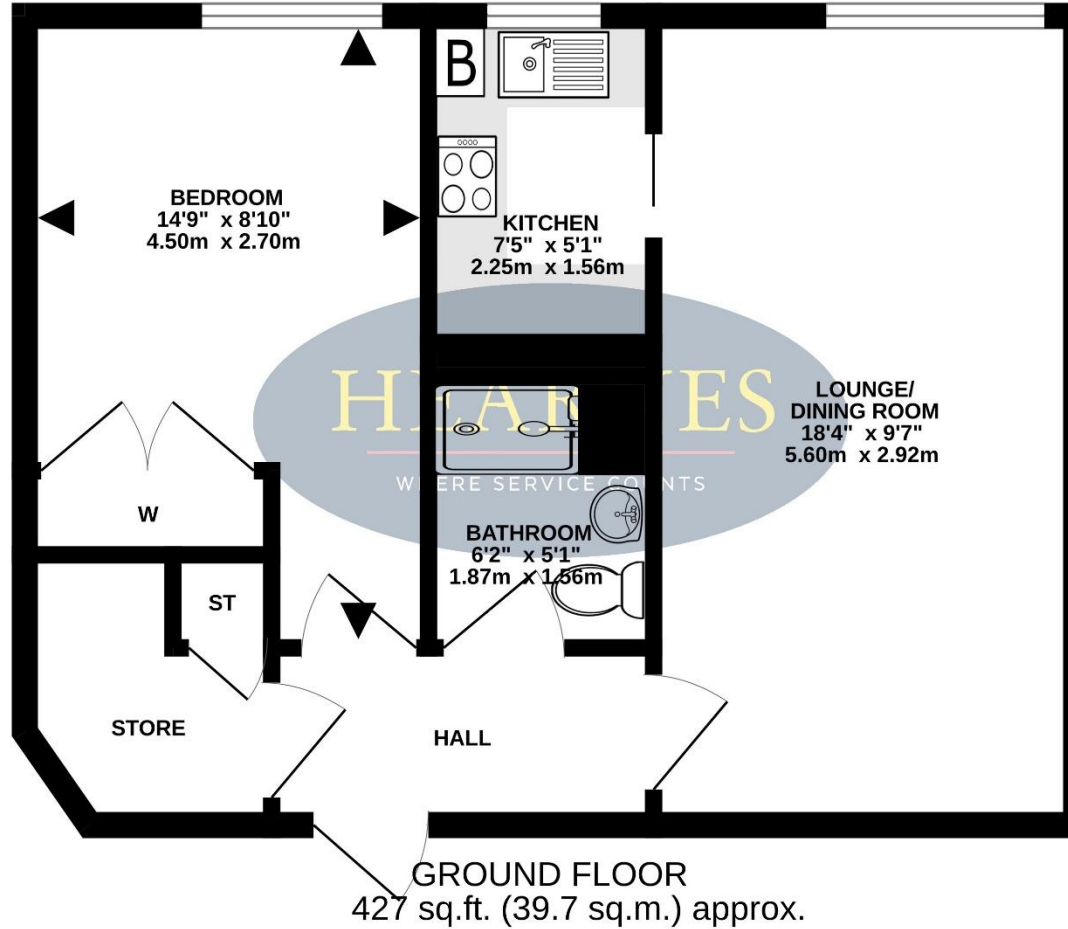
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 427 sq.ft. (39.7 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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