

# Flat 8 Harbour Park, 31 Mount Pleasant Road, Poole, Dorset, BH15 1TU



**HEARNES**

WHERE SERVICE COUNTS



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## LEASEHOLD and SHARE OF FREEHOLD PRICE £485,000

Outstanding views from this second floor, 2 double bedroom, 2 bathroom apartment overlooking Poole Park and the Harbour. Built in 2009, this modern gated development, is a real gem. Apartment 8 is beautifully presented and has a feature floor to ceiling doors in the sitting room, affording wonderful park and harbour views, kitchen with integrated appliances, generous bedroom having excellent built in storage and an en suite shower room, along with a further bedroom with Juliet balcony and refitted luxury shower room. Harbour Park is a development of just 9 flats, set over 5 floors and has access to gated communal gardens with bike store.

- Fabulous 2 double bedroom apartment set on the second floor
- Set overlooking Poole Park with fabulous views of the park, boating lake and harbour
- Modern well kept, gated development, built in 2009
- Immaculately presented throughout
- Lounge/dining room with feature floor to ceiling double glazed doors overlooking the park
- Kitchen fitted in a range of light maple 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 into the lounge
- Good size glazed balcony with chrome rail
- Two large storage cupboards with light and power off the hallway
- Bedroom one with views over Poole Park and harbour, extensive fitted wardrobes to one wall and door to ensuite shower room
- Bedroom two with a range of fitted wardrobes and a Juliet balcony
- Recently fitted fully tiled shower room with double walk-in shower, wc and wash basin
- Entryphone system, communal entranceways and lift servicing all floors
- One allocated parking space to the front of the development which is accessed via electronically controlled gates
- Secure, well-kept communal garden to the rear with views over the park. Bike store and visitor parking
- Sold vacant with no forward chain

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 £2864 per annum  
**Share of freehold:** - 999 years from 1<sup>st</sup> January 2009

COUNCIL TAX BAND: D

EPC RATING: B

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





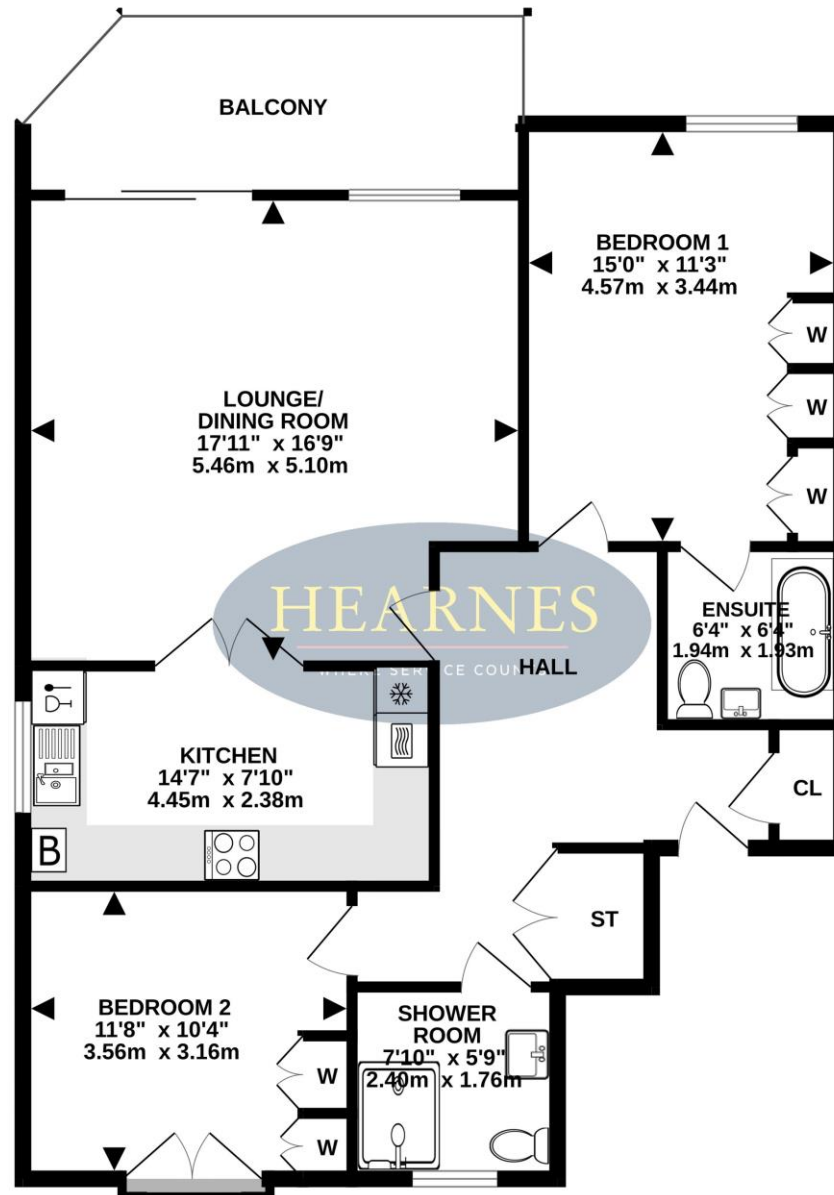




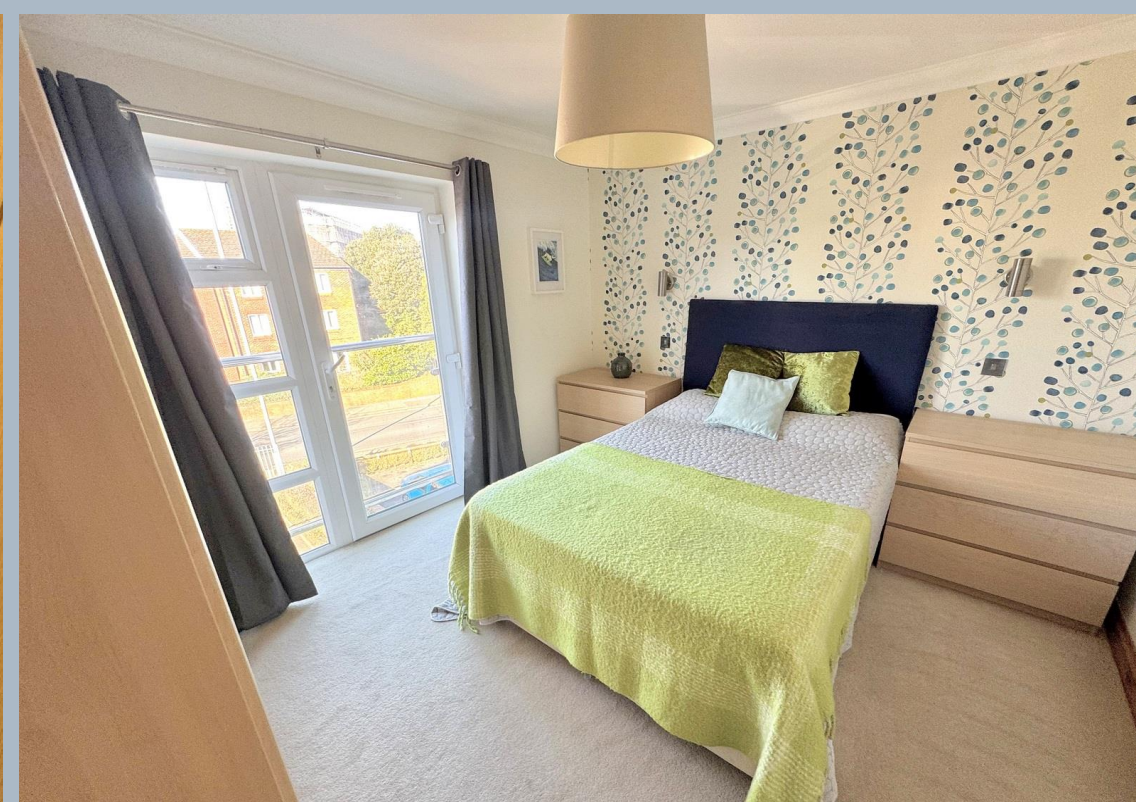
INCLUDING BALCONY

TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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