



Purbeck Heights  
9 Mount Road Poole BH14 0QP  
£210,000









## Details

**\*\* Guide Price £210,000 - £215,000 \*\*** Two double bedroom, first floor apartment with south facing balcony and garage situated off Mount Road.

### Property Comprises

Offering a spacious living room with access to a south-facing balcony overlooking the gardens, perfect for enjoying the sunshine and fresh air, a well appointed separate kitchen, two double bedrooms complete with fitted wardrobes, and a modern bathroom with a shower over the bath.

In addition to the generous living spaces, the apartment includes further internal storage cupboards, and a single garage in a nearby block.

Purbeck Heights is a purpose built development of two blocks with 16 flats in each accessed by 4 separate entrances, each servicing 8 flats with security entry phone systems. The blocks are set on a large plot with generous communal grounds including communal parking.

With a share of freehold and no forward chain, this apartment presents an excellent opportunity for both first-time buyers and investors alike. Its prime location places you within easy reach of the vibrant Ashley Cross area, Branksome Retail Park, and centrally located to both Poole and Bournemouth.











## More Information

- South Facing Balcony
  - Garage in Block
  - No Forward Chain
- Two Double Bedrooms
  - Electric Heating
- Spacious Accommodation

### Tenure

Tenure: Share of Freehold

Lease: Approximately 950 years remaining

Service Charge: £1,980 per annum including buildings insurance, water, general maintenance including gardening and cleaning of communal areas is included in the service charge

Ground Rent: Peppercorn

EPC Rating: D

Council Tax: BCP Council, Band C

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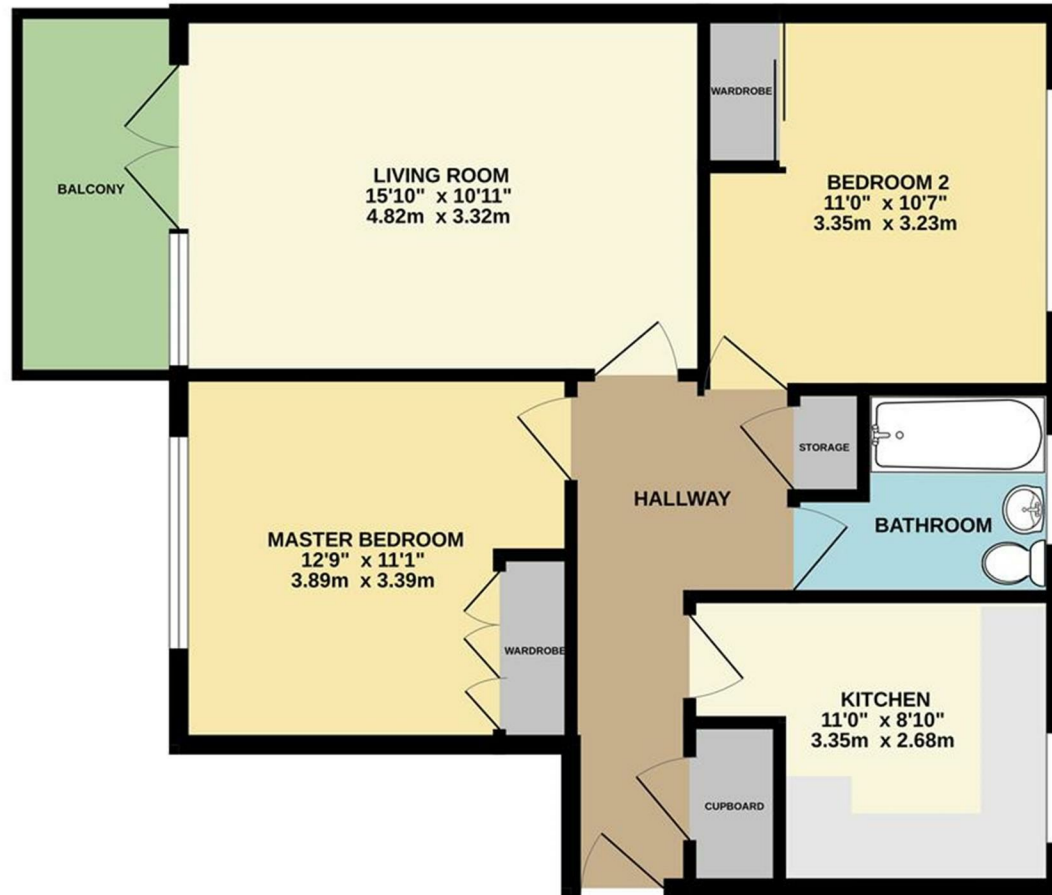
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FIRST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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