



Connells

Vista Mount Road
Poole



Property Description

Connells Estate Agents, Winton are pleased to offer this rare opportunity to join a vibrant and established community exclusively for over 55s in Poole, Dorset. Ten minute drive to world famous beaches and Poole harbour.

Nearby bus stop with plenty of local bus routes in and around Poole, Bournemouth, Christchurch, surrounding villages and the New Forest. The train station has a direct line to London which takes around 2 hours. The property comprises open plan living, two double bedrooms, fully fitted kitchen with Neff appliances, underfloor heating, a good sized separate storage unit and is wheelchair accessible. The property also benefits from having a lift to all floors, community manager, homeowners lounge and beautifully kept communal gardens, activity room, guest suite, security assured with video entry system, key fob controlled doors and secure car parking.

The property also benefits from stunning views across the water to Brownsea Island, Studland and beyond.

Please note the advertised price for this property is for 50% share of ownership.

Kitchen/ Living Area

A spacious open-plan kitchen and living area with floor-to-ceiling windows to make the most of the incredible views. The premium-finish kitchen features the latest integrated, low - maintenance, energy-efficient appliances from Neff and soft-close cupboards and drawers.

Large Balcony

Accessible from the living area and both bedrooms, this apartment boasts a large private wrap-around balcony.

Bedrooms

The generously sized 2 double bedrooms with fitted wardrobes provide the perfect storage solution and maximise every inch of your living area.



Bathroom

The bathroom features an anti-slip walk-in shower with a fitted glass shower screen and exude quality from Hansgrohe and Villeroy & Boch fittings to heated towel rails and automatic night light for accessibility whenever you need it.

Lease Length & Charges

The vendor informs us of a 120 year lease, Rent £650 pm, service charge £335 pm and allocated onsite parking £550 pa.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C

view this property online connells.co.uk/Property/WIN306945

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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