

**Flat 6 Buckingham Court,  
Mount Pleasant Road, Poole, BH15 1UQ**

**£69,950  
Leasehold**

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**\* No Forward Chain \* A rare opportunity to acquire a purpose built ground floor retirement apartment set within a very popular pet friendly development overlooking and with direct access on to the pleasant well maintain communal grounds. The accommodation comprises of an entrance hallway with spacious storage cupboard, 18ft approx. lounge/dining room leading out to the communal gardens, kitchen, double bedroom and wet room. The property is conveniently situated close to the Dolphin shopping Centre and Poole Park and there are excellent bus services available with the main bus/coach terminal on the doorstep. There is UPVC double glazing, gas fired central heating, residents' lounge, laundry room and parking on a first come first served basis, a remainder of a long lease plus guest suites available at a nominal charge.**

**GLAZED COMMUNAL DOOR** With wall mounted security entry phone system leads through to:

**COMMUNAL HALLWAY** Which leads up to the personal front entrance door with spyhole and into:

**ENTRANCE HALLWAY** Coved and textured ceiling, light point, smoke detector, telephone point, wall mounted security entry phone system and pull cord alarm, thermostat control, spacious storage cupboard with textured ceiling, light point, wall mounted electric consumer unit, shelving, space for upright fridge/freezer and door through to additional storage cupboard with slatted shelving and locker storage above. From the entrance hallway, a white panelled door then leads through to:

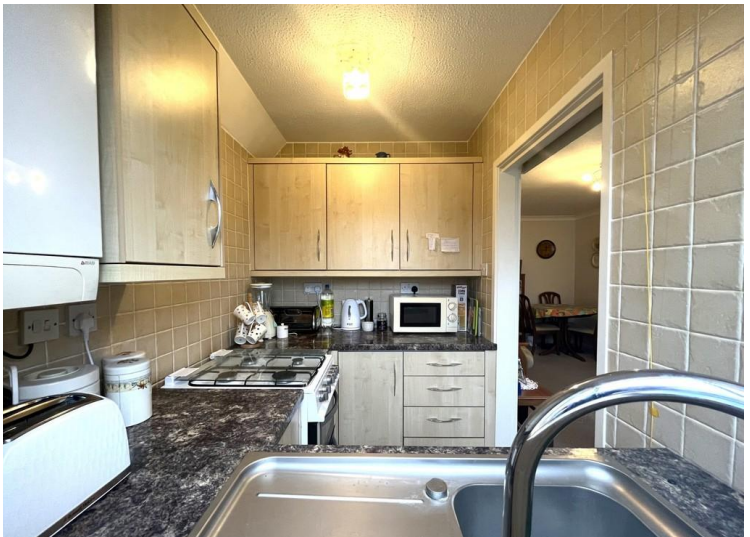
**LOUNGE/DINING ROOM** 18' 5" x 9' 6" (5.61m x 2.9m) Coved and textured ceiling, light point, four wall lights, two TV points, space for table and chairs, radiator, emergency pull cord, UPVC double glazed windows, UPVC double glazed door leads directly out onto the pleasant well maintained communal grounds. Sliding door gives access through to:

**KITCHEN** 7' 4" x 5' 2" (2.24m x 1.57m) Comprising a range of light wooden fronted wall and base units, matching drawers, roll edge worksurfaces incorporating stainless steel drainer sink with mixer tap, space for gas cooker, tiled walls, wall mounted boiler, UPVC double glazed window overlooking the communal grounds, textured ceiling, light point, emergency pull cord.

**BEDROOM** 12' 4" x 9' 1" exc. door recess (3.76m x 2.77m) Coved and textured ceiling, light point, UPVC double glazed window overlooking the communal grounds, radiator, along one wall is a fitted wardrobe with sliding doors, shelving and hanging space, space for additional fitted or free standing bedroom furniture.

**WET ROOM** 5' 8" x 5' 2" (1.73m x 1.57m) Mira Advance electric shower with fitted seat, low flush push button WC, wall mounted wash hand basin with pillar taps with glass mirror and strip light above, glass fronted storage cabinet, tiled walls, extractor fan, textured ceiling, light point, anti-slip floor, radiator, emergency pull cord.

**OUTSIDE** The development is set within very well maintained communal grounds and there is residents' parking on a first come, first served basis.



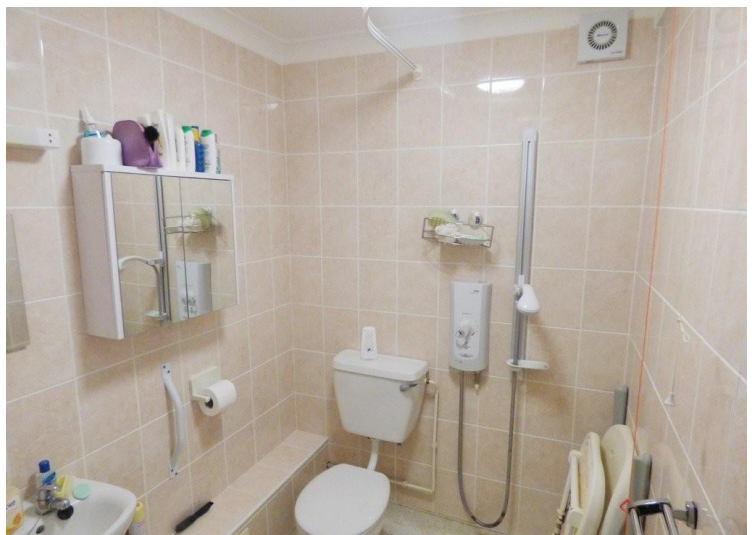
**LEASE INFORMATION** We are informed by the vendor that the remaining Lease is 143 years. We have been informed by the House Manager that pets are permitted, guest suites available for £10 pppn.


**SERVICE CHARGE** The vendor informs us this is currently £385.82 a month.

**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 15287**



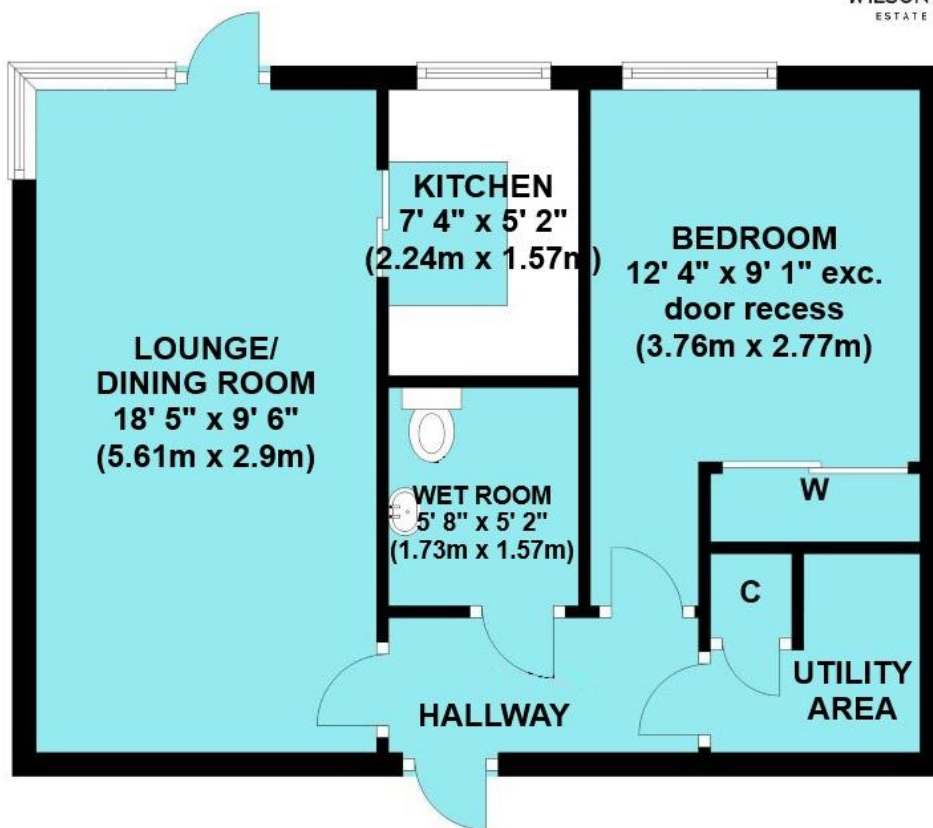
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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## Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



**Total area: approx. 41.3 sq. metres (444.7 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

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