



1 Buckingham Court, Mount Pleasant Road, Poole BH15 1UQ

A well- presented two- bedroom ground- floor retirement apartment set within a highly regarded, pet- friendly development. The property enjoys direct access to attractive communal gardens, creating a peaceful and welcoming setting.

EPC: 64 Council Tax Band: B Price: £115,000 Leasehold







Key Features

- WELL PRESENTED TWO BED GROUND FLOOR RETIREMENT PROPERTY
- 16FT LOUNGE/DINER WITH DIRECT ACCESS ONTO COMMUNAL GARDENS
- MODERN KITCHEN
- GOOD SIZED MASTER BEDROOM
- SPACIOUS CORNER SHOWER ROOM
- GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING
- CLOSE TO MAIN BUS/COACH TERMINAL
- SHORT DISTANCE TO POOLE PARK AND THE DOLPHIN CENTRE
- SERVICE CHARGES £602.25 A MONTH
- EXTENDED LEASE NOW 142 YEARS

The Property

The property is accessed via a glazed communal entrance door with an entry phone system, opening into a well-maintained hallway leading to the apartment's private front door.

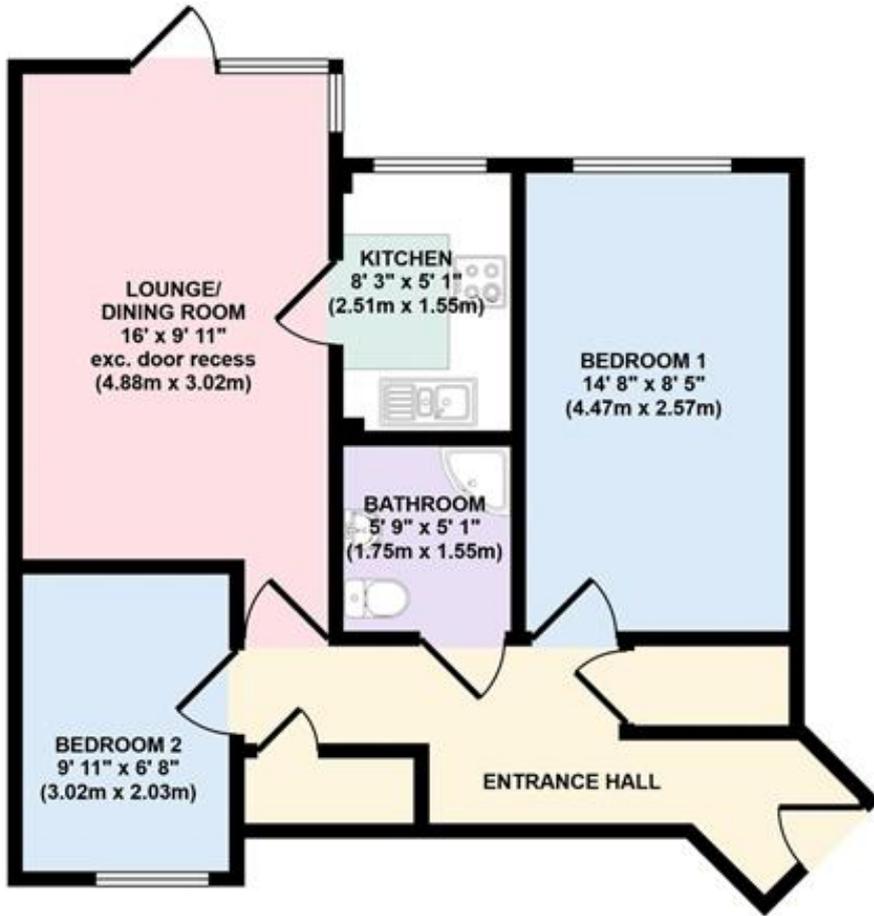
Inside, a spacious entrance hall provides access to all rooms and includes two useful storage cupboards.

The 16ft lounge/diner is bright and airy, with a UPVC double-glazed door opening onto the beautifully kept, southerly-facing communal gardens. Adjacent is a modern kitchen fitted with an integrated electric hob and oven, matching wall and base units, wood-effect worktops, large floor tiles, and white subway-style wall tiles. The master bedroom is a generous double with space for freestanding furniture and a pleasant

front-aspect view over the gardens. The second bedroom sits at the rear and accommodates a single bed and additional furniture and a shower room completes the accommodation.

The property benefits from gas-fired central heating and UPVC double glazing. Residents enjoy excellent communal facilities, including a lounge, laundry room, and games room.

Externally, the development is surrounded by well-maintained communal gardens, with residents' parking available on a first-come, first-served basis. The apartment is ideally located within walking distance of Poole Park, the Dolphin Shopping Centre, and the main bus and coach terminal.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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