



Flat 9 Harbour Park, 31 Mount Pleasant Road, Poole BH15 1TU

* No Forward Chain * A fantastic opportunity to acquire this three double bedroom Penthouse apartment with private direct lift access affording the most delightful views over Poole Park, Poole Harbour, Brownsea Island & the Purbeck Hills. An internal viewing comes as a must to fully appreciate the features, space, versatility, and outlook that this wonderful home has to offer.

EPC: 80 Council Tax Band: E Price: OIO £725,000 Share of Freehold

 **3**  **2**  **2**



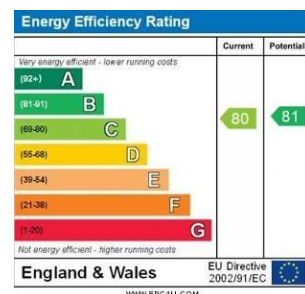
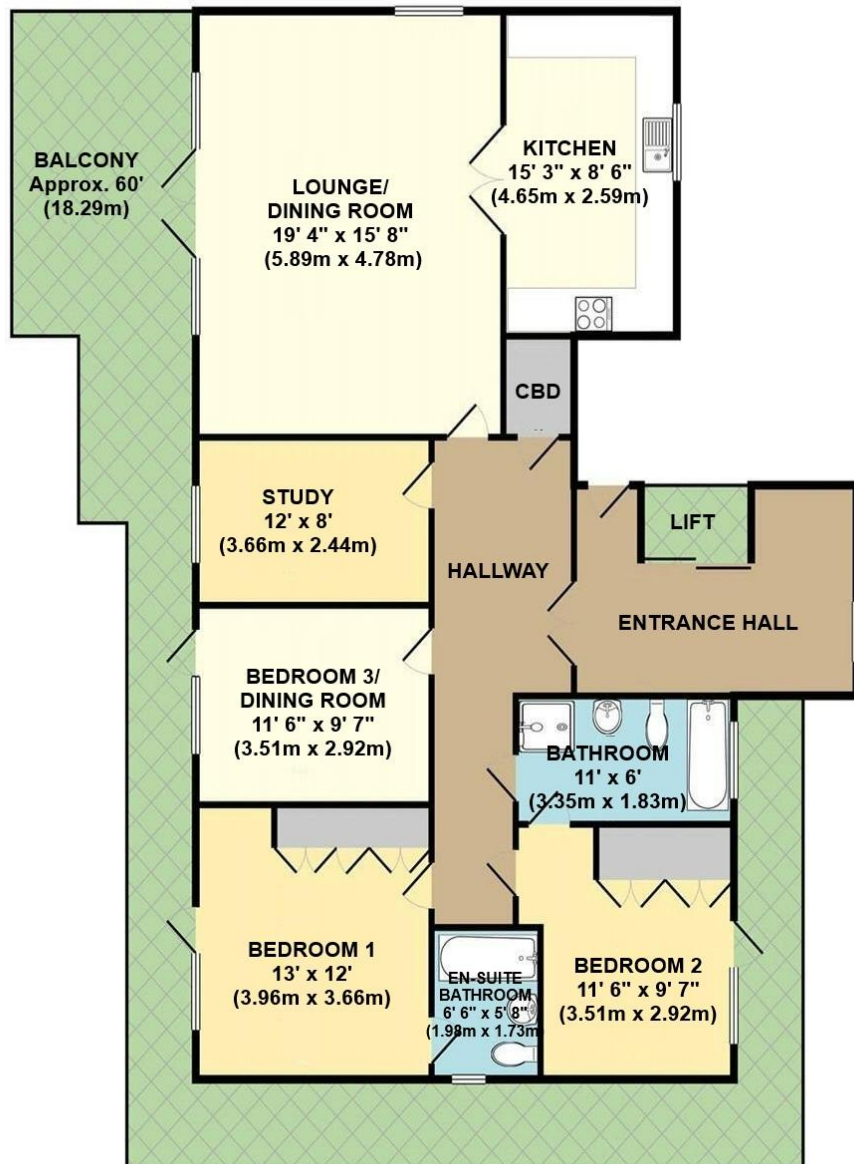


Key Features

- SPECTACULAR PURPOSE-BUILT PENTHOUSE APARTMENT OFFERING BREATHTAKING VIEWS
- LIFT/STAIRS TO ALL FLOORS WITH PRIVATE CODED ACCESS TO THE PENTHOUSE
- PRIVATE LOBBY LEADING TO THE ENTRANCE HALLWAY
- LOUNGE/DINING ROOM WITH VIEWS
- KITCHEN WITH INTEGRATED APPLIANCES
- IMPRESSIVE SUN BALCONY AFFORDING WONDERFUL VIEWS OVER THE HARBOUR
- KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS (ONE & TWO WITH FITTED BESPOKE FURNITURE & EN-SUITE TO THE MASTER)
- SEPARATE STUDY & JACK AND JILL FAMILY BATHROOM
- LOWER GROUND FLOOR STORAGE CUPBOARD/TWO OFF ROAD PARKING SPACES & ELECTRONICALLY OPERATED GATE
- CONVENIENT CENTRAL LOCATION CLOSE TO POOLE PARK/SHOPS & BUS/TRAIN STATIONS

Stairs and a lift provide access to all floors with the Penthouse having its own personal coded access. Located on the lower ground floor there is an allocated private storage cupboard. Initially you are greeted by the exclusive lobby leading in to the generous size welcoming hallway with storage. Oak veneered doors then lead off to the dual aspect lounge/dining room providing a superb outlook over the park and the Harbour. French Doors lead to the impressive balcony which simply has the most breathtaking views over the park, Harbour, Brownsea Island and the Purbeck Hills beyond. Double opening doors provide access in to the spacious kitchen with ample soft close units and integrated appliances. The master bedroom benefits from an en-suite bathroom, fitted bespoke furniture, stunning views and a door leads out to the south facing balcony.

Bedroom two has quality fitted bespoke furniture, a door leading out to front balcony providing distant roof top views and a door from here leads in to the Jack & Jill bathroom. Bedroom three, which can also be used as a separate dining room offers sublime views and it also accesses the large sun balcony. A separate study with fitted bespoke office furniture provides the option for working from home and the four piece family bathroom with separate shower cubicle completes the accommodation. Harbour Park is an attractive low-rise development comprising of only eight two-bedroom apartments and one Penthouse. The grounds are accessed via an electronically operated security gate and the building is set within very well-maintained communal gardens. There are two allocated off road parking spaces conveyed with the property, a visitors parking space and to the rear there is a bike and bin stores.



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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