



Flat 4, Seldown Court 41 Mount Pleasant Road, POOLE, Dorset BH15 1TY

£170,000 Leasehold

CASH BUYERS ONLY! A superb one double bedroom ground floor purpose built apartment ideally situated adjacent to the scenic Poole Park. Poole Town centre with its array of shopping facilities, eateries and central transport links is a short walk away. The property presents an ideal investment purchase and viewing is highly advised to appreciate not only its fantastic location but also the accommodation on offer, which comprises; 14ft lounge/diner, modern kitchen and shower room. Externally the property has the benefit of a well maintained communal garden/terrace and garage in block and residents parking. Further features include: NO FORWARD CHAIN, sound proofed, large storage cupboard, integrated appliances to kitchen, fitted blinds, contemporary wooden doors, UPVC double glazing and gas central heating. NB: There is approximately 42 years left on the lease. The apartment was previously rented out at £1000 pcm.

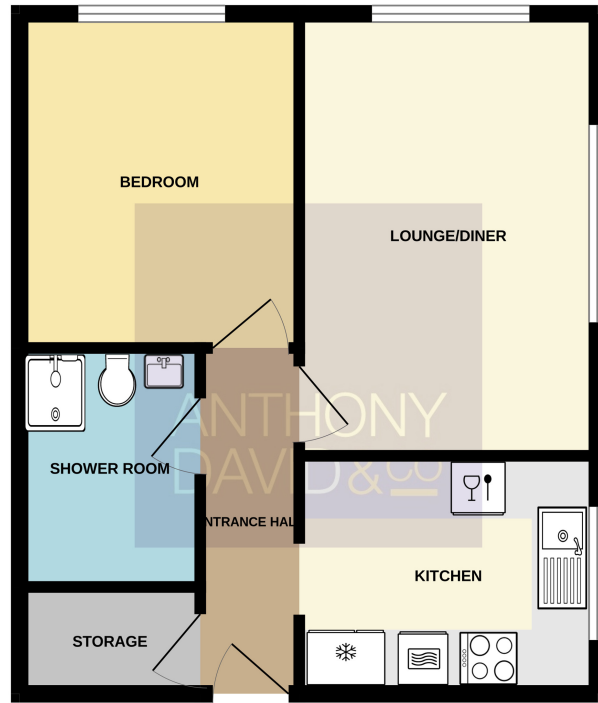
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**ANTHONY
DAVID & CO**

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



Communal Entrance

Entrance Hall 11' 8" x 3' 4" (3.56m x 1.02m)

Living Room 14' 11" x 10' 1" (4.55m x 3.07m)

Kitchen 10' 1" x 8' (3.07m x 2.44m)

Bedroom 11' 3" x 9' 5" (3.43m x 2.87m)

Bathroom 7' 6" x 5' 5" (2.29m x 1.65m)

Storage Cupboard 5' 6" x 3' 7" (1.68m x 1.09m)

Garden Communal

Garage In block

Parking Residents

Tenure Leasehold - 99 years from 25/12/1967 (42 remaining)

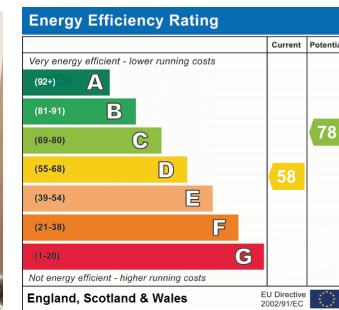
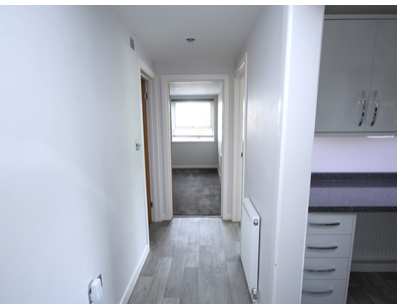
Service Charge £223 per quarter

Ground Rent £80 half yearly

Council Tax Band B

TOTAL FLOOR AREA: 448 sq.ft. (41.6 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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