

FOR SALE

Flat 6, Claremont, 1-3 Seldown
Road, Poole Park, Poole, Dorset
BH15 1TS



PHILIPPA SOLE



£299,950

—
2 double bedrooms

Wraparound south-westerly facing balcony

Ensuite bathroom suite

Immaculately presented

Secure allocated parking space

Council Tax Band C - £1909.11

Service charge £1613.92 pa and
Ground rent £175 pa

Leasehold

About this property

A great opportunity to acquire this charming, two bedroom apartment, boasting spacious accommodation.

Located on the first floor of this modern building constructed in 2004, this immaculately presented apartment offers spacious accommodation throughout.

Upon entering, you immediately experience a sense of space, with the entrance hall featuring doors to each room and housing two spacious storage cupboards. The lounge/dining room exudes a 'bright & airy' ambiance, thanks to dual aspect floor-to-ceiling windows, each with sliding doors opening to a wrap around south westerly balcony. Stretching over 20 feet in length, this room offers ample space for a dining table and chairs in a recessed alcove, along with a large, comfortable seating area. A square archway leads into a contemporary kitchen, equipped with a matching range of base and eye-level cupboards. The kitchen includes a gas hob set into the work surface, with an oven below and extractor above. Integrated appliances feature a fridge/freezer, dishwasher and washing machine. The principal bedroom is a spacious double room with built-in wardrobes with a floor-to-ceiling window that provides views over the communal gardens at the rear of the property. The fully tiled ensuite bathroom features a matching four-piece suite, including a bath, wash hand basin set into a vanity unit, w/c, and a shower cubicle. The second bedroom is also a generously sized double room, offering plenty of space for wardrobes. Completing the accommodation is a shower room, fitted with a double shower cubicle, a vanity unit with an inset wash hand basin, and a w/c.

Location

Claremont is ideally situated close to Poole Town Centre in a quiet cul-de sac location, within walking distance of The Dolphin Shopping Centre for all your shopping needs; Poole Park with its boating lake & cafes; Poole's busy harbour & historic Quayside & the Lighthouse Theatre. There are also railway, bus & coach stations with transport links to London.





TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with MetroPix ©2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	81

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999