



Flat 15, 47 Seldown Towers, Mount Pleasant Road, Poole, Dorset BH15 1TH

£325,000 Leasehold

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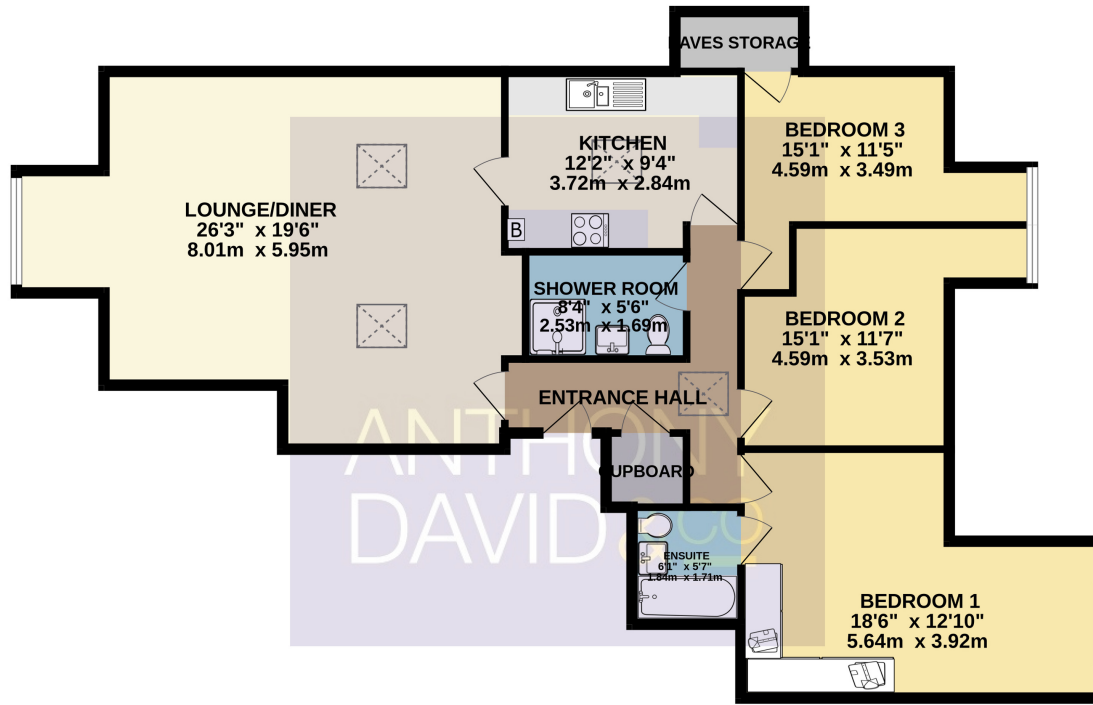
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This recently refurbished top floor 3 double bedroom, South facing apartment is beautifully presented throughout comprising; a generous lounge/dining room with treetop outlook, separate kitchen, modern shower room and en-suite bathroom to master bedroom. Seldown Towers is a well regarded development and sits adjacent to Poole Park, only moments from the town and Poole Quay. The block has an entry phone system, lift servicing all floors, allocated parking and visitor spaces. Further features include: Gas central heating, double glazing and storage cupboards.

**ANTHONY
DAVID & CO**

2ND FLOOR - VIA LIFT
1147 sq.ft. (106.6 sq.m.) approx.



Entrance Hall Doors to -

Lounge/Diner 26' 3" x 19' 6" (8.00m x 5.94m)

Kitchen 12' 2" x 9' 4" (3.71m x 2.84m)

Bedroom 1 18' 6" x 12' 10" (5.64m x 3.91m) MAX

En-Suite 6' 1" x 5' 7" (1.85m x 1.70m)

Bedroom 2 15' 1" x 11' 7" (4.60m x 3.53m) MAX

Bedroom 3 15' 1" x 11' 5" (4.60m x 3.48m) MAX

Shower Room 8' 4" x 5' 6" (2.54m x 1.68m)

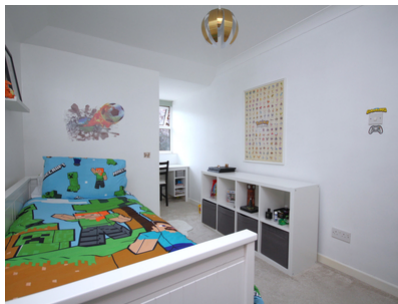
Parking One Allocated + Visitors

Lease 156 Years remaining

Service Charge Approx £2500 PA

TOTAL FLOOR AREA: 1147 sq.ft. (106.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.