

FOR SALE

Flat 4 Seldown Towers, 47 Mount
Pleasant Road, Poole, Dorset BH15
1TH



PHILIPPA SOLE



£239,950

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Completely refurbished throughout

Two bedroom ground floor flat

Allocated parking space and visitor parking

Brand new kitchen and bathroom

Ideal investment opportunity

Band B - £1,515.30

£1,799.99 pa

Leasehold

[Click here for virtual tour](#)

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About this property

This beautiful, ground floor apartment has been completely refurbished throughout, backing onto Poole Park and within easy access to the shopping facilities in Poole town centre.

This bright apartment boasts an open plan kitchen living space, the brand new kitchen features an integrated fridge freezer, double oven, built in microwave, integrated slimline dishwasher complimented with a ceramic hob and feature worksurface. New laminate wood flooring features throughout the apartment and leads into the two bedrooms. The new family bathroom is fully tiled and features a shower over the bath, built in vanity unit and touch mirror light. Within the hallway is a large cupboard plumbed to house the washing machine and tumble dryer. The property features a new Worcester boiler, new plastering and decorating throughout as well as new electrics. The communal areas have recently been upgraded to include new carpeting and entry system. The front drive way is paved with an allocated parking space for Flat 4, there are a good number of visitor parking spaces that can be reserved with a permit.

Location

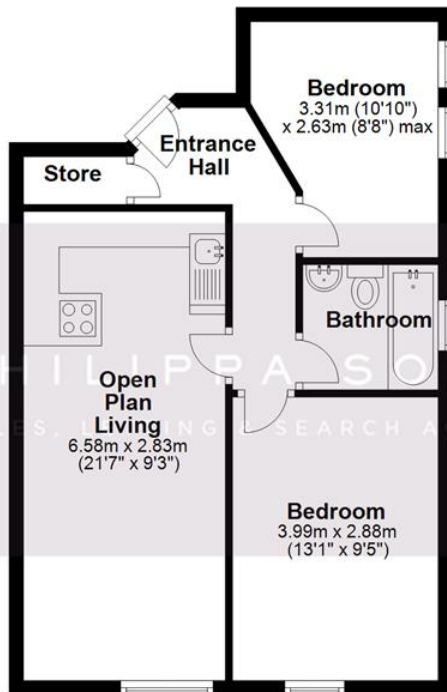
The property occupies an envious position backing onto Poole Park, just moments away from the town centre with all its shopping facilities. The local leisure centre is adjacent offering a gym and swimming pool. The apartment is conveniently located being within walking distance of the bus station and Poole train station which offers a direct line into London Waterloo in under 2 hours.





Ground Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



Total area: approx. 48.6 sq. metres (523.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		74	77

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