



HEARNES

WHERE SERVICE COUNTS

**Flat 13 Seldown Towers, 47 Mount
Pleasant Road, Poole, Dorset, BH15 1TH**

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LEASEHOLD GUIDE PRICE £270,000- £280,000

Set in the heart of the Poole town centre, adjacent to Poole Park, is this top floor (second floor) 3 double bedroom, offering a very generous lounge/dining room with a lovely outlook, separate kitchen, bathroom and ensuite shower room, and 2 private allocated parking spaces. This well regarded development, built in the early 90s, has an entry phone system, lift servicing all floors, and ample visitor spaces. Being only a moment's walk from the Poole Town, Poole Park and Poole Quay the development is conveniently located and ideal for anyone who wants to enjoy the park, Baiter Park or Whitecliff Park.

- Top Floor (second floor) 3 double bedroom, south facing apartment set adjacent to Poole Park
- Kitchen fitted with a range of white high gloss units, integrated gas hob with oven and extractor, space and plumbing for washing machine, dishwasher and fridge/freezer
- Generously sized and multifunctional lounge/dining room
- Good sized master bedroom with ensuite shower room
- 2 further bedrooms and one with a built in deep storage cupboard
- Bathroom to include bath, wash hand basin and wc
- Being top floor there are feature sky lights throughout so it is an incredibly bright apartment
- Low rise modern development, built in early 90s with entry phone system, lift servicing all floors, level access to the Town, allocated parking bays and further visitor parking
- 2 Allocated parking bays, visitor spaces and well-kept communal gardens
- Pets allowed with permission
- Gas central heating and double glazing throughout

Delightful location being adjacent to Poole Park, Baiter and Whitecliff Park. Set in the heart of the town also within walking distance to the Train Station (offering direct trains to London) the local bus station, National Express coach stop and Ferry Terminal offering various Ferry services to France, the Channel Islands and Spain.

Term of Lease: 91 Years remaining

Maintenance Charges: Approximately £2,500 per annum

Ground Rent: £200 per annum until 2042 when it will increase to £400 if the lease is extended the ground rent will become a Peppercorn

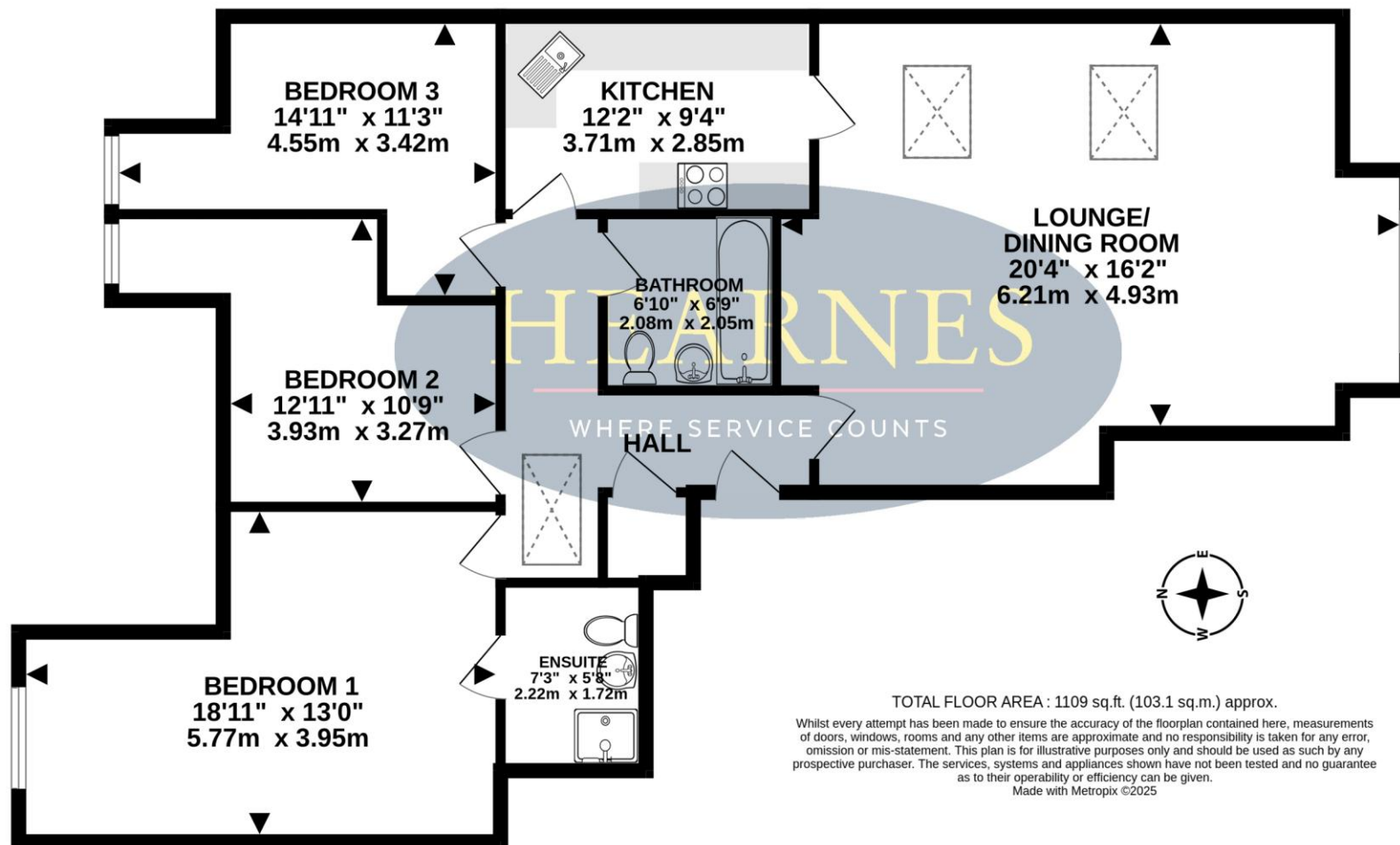
COUNCIL TAX BAND: B

EPC RATE: C



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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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Poole Park



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