



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

£325,000 Leasehold

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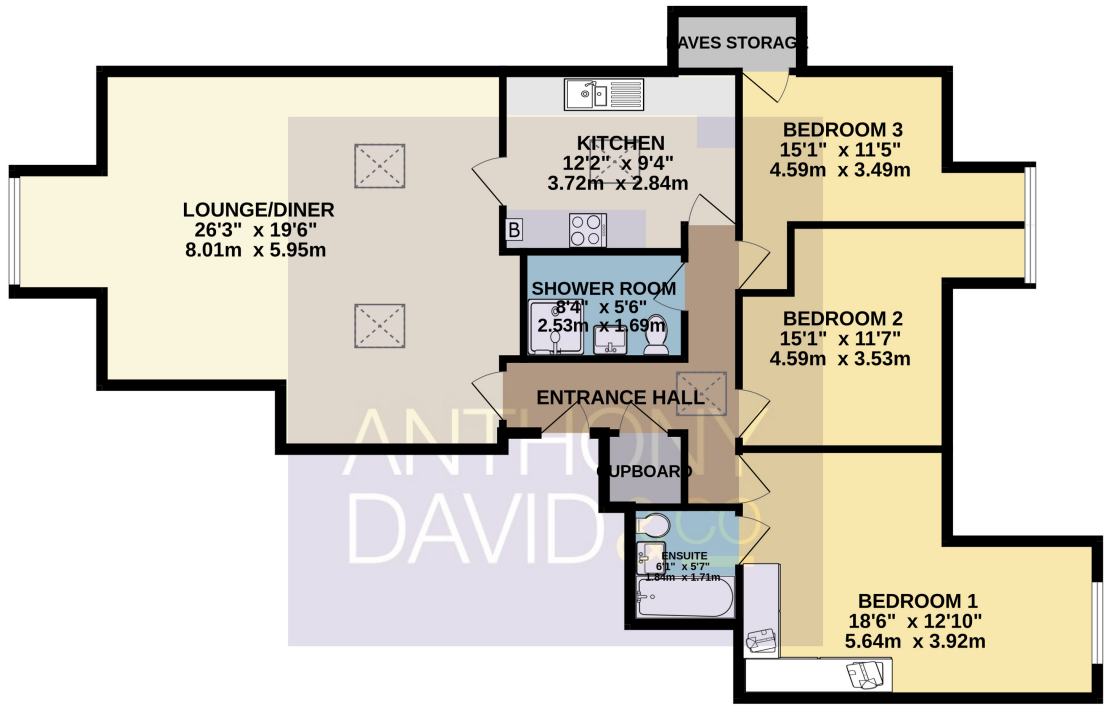
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A beautifully presented top floor three double bedroom South facing apartment ideally situated adjacent to Poole Park with its boating lake, bowling green and tennis courts. Poole Quay and Poole Town centre are also on your doorstep. This superb property offers over 1100 sq ft of living space and viewing is a must to not only appreciate its sought after central location but also the immaculate accommodation on offer, which comprises: lounge/dining room with treetop outlook, modern fitted kitchen, contemporary shower room and en-suite bathroom to master bedroom. Externally there is allocated parking and visitor spaces. Further features include; entry phone system, feature fireplace to lounge, built in wardrobes to bedroom one, lift to all floors, 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
- Council Tax Band B
- 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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