

Flat 8 Seldown Towers, £219,950
47 Mount Pleasant Road, Poole, BH15 1TH Leasehold



Located in a prime position a short walk away from Poole Park, the Town Centre and the Quay lies this low rise purposes built first floor apartment situated on the south side of this attractive building. The accommodation comprises of an entrance hallway with storage cupboard, 21ft approx. lounge/dining with Juliet balcony over looking the communal gardens, stylish modern fitted kitchen, two double bedrooms with the master benefiting from an en-suite shower room and fitted wardrobes plus there is a modern family bathroom. There is UPVC double glazing, gas fired central heating via a recently installed new boiler, allocated off road parking and visitor parking spaces and the development is set within well maintained communal grounds.

GLAZED COMMUNAL DOOR With wall mounted security entry phone system leads through to:

COMMUNAL HALLWAY Stairs and lift give access to all floors with the apartment being located on the first floor and communal hallway leads up to:

PERSONAL FRONT ENTRANCE DOOR With spyhole and into:

ENTRANCE HALLWAY Coved and smooth set ceiling, light point, new digital wall mounted thermostat control unit, wall mounted video system and security entry phone, storage cupboard with shelving, electric consumer unit and light point, two wall lights, wood effect laminate flooring, telephone point, white panelled doors then lead off to:

LOUNGE/DINING ROOM 21' x 10' 1" (6.4m x 3.07m) Which enjoys a southerly aspect and has a coved and smooth set ceiling, light point, focal point pebble effect electric fire with marble hearth, mantel and surround, TV and cable points (subject to the necessary subscriptions), Juliet balcony with UPVC double glazed French style doors overlooking the well maintained communal grounds and fitted shutters, radiator, Amtico herringbone flooring, space for table and chairs, archway then leads through to the:

KITCHEN 10' 2" x 5' 8" (3.1m x 1.73m) Comprising a range of white gloss fronted soft closing wall and base units with under pelmet lighting, roll edge worksurfaces incorporating circular stainless steel drainer sink with mixer tap, integrated four ring gas hob, Zanussi fan assisted oven and grill below, concealed extractor canopy above, fitted appliances to include washing machine and fridge/freezer, recently installed new boiler, tiled walls, smooth set and coved ceiling, light point, continuation of the Amtico herringbone flooring.

MASTER BEDROOM 16' 5" x 8' 5" (5m x 2.57m) Coved and smooth set ceiling, light point, Juliet balcony with UPVC double glazed French style doors overlooking the communal grounds, fitted shutters, fitted bedroom furniture comprising two single wardrobes, bedside cabinet, locker storage above, ample space for additional free standing or fitted bedroom furniture, radiator, door leads through to:

EN-SUITE SHOWER ROOM 5' 9" x 4' 6" (1.75m x 1.37m) Comprising of a white three piece suite to include shower cubicle with mains operated shower, glass pull out door with chrome trim, low flush push button WC, vanity unit with wash hand basin with mixer tap and mirror above, white gloss fronted soft close double door storage cupboard below, extractor fan, chrome effect ladder style towel rail, coved and smooth set ceiling, light point, extractor fan, tiled floor.

BEDROOM 2 16' 5" x 6' 4" (5m x 1.93m) Coved and smooth set ceiling, light point, UPVC double glazed window to rear aspect with fitted shutter, radiator, ample space for fitted or free standing bedroom furniture.

BATHROOM 6' 1" x 5' 5" (1.85m x 1.65m) Comprising of a white three piece suite to include panel enclosed bath with mixer tap, shower attachment, bi-folding glass shower screen to the side with chrome trim, push button WC with concealed cistern, vanity unit with wash hand basin, waterfall mixer tap with white gloss fronted soft closing double door storage cupboard below, large mirror and shelving, wall light, tiled walls, extractor fan, chrome effect ladder style towel rail, smooth set and coved ceiling, light point, tiled floor.



OUTSIDE The apartment is set within an attractive building with the development offering well maintained communal grounds. We have been informed that there is an allocated parking space and visitor parking spaces (permits apply).

LEASE INFORMATION We are informed by the vendor that there are approximately 156 years remaining on the Lease. Sub-letting is permitted. Pets are permitted with permission from the Management Company, terms and conditions apply, please contact us for further information.

SERVICE CHARGE Approximately £1800 per annum.

GROUND RENT N/A

COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

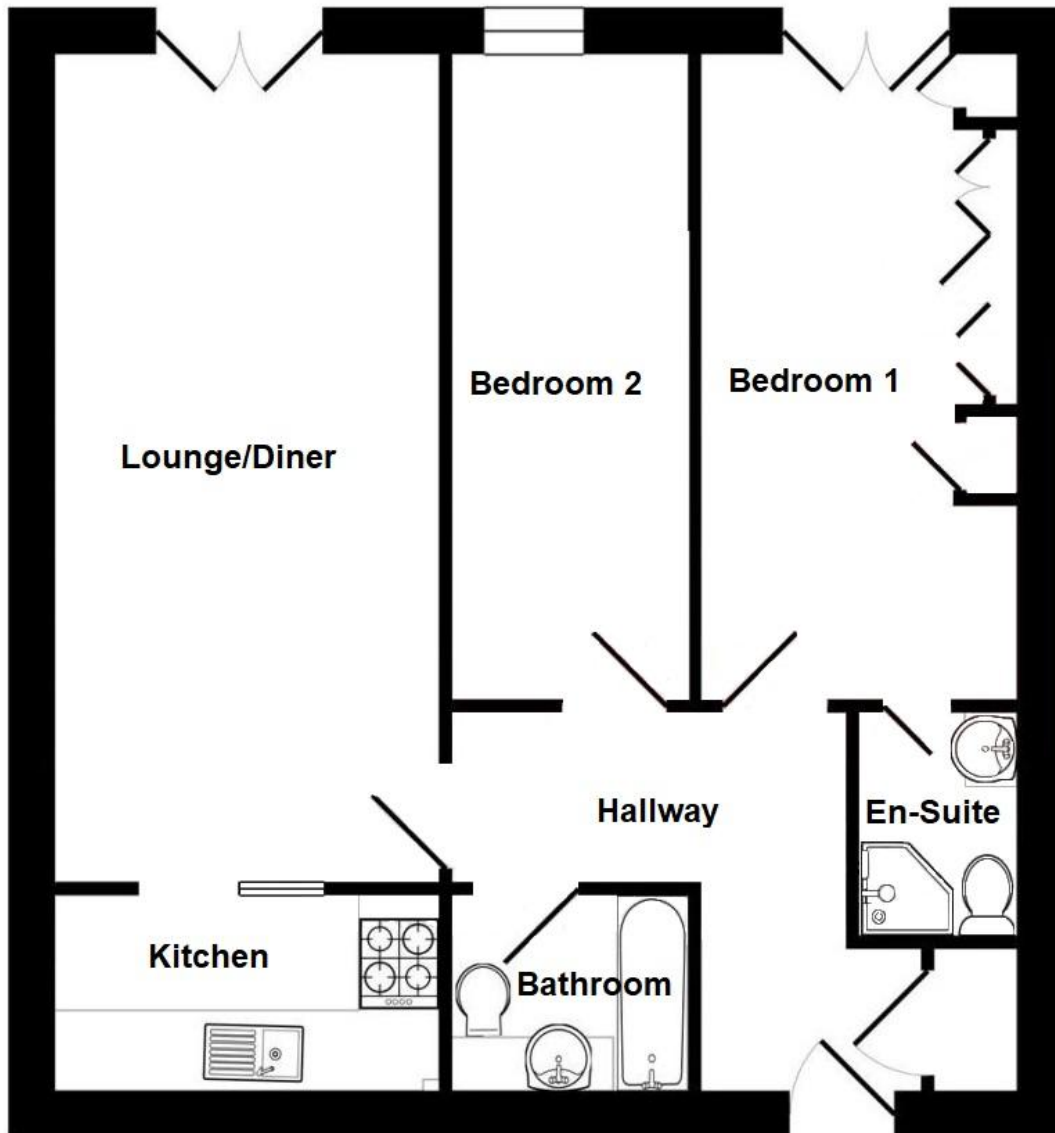
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 15214



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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