

PS

Claremont Flat 6, 1-3 Seldown Road, Poole Park - BH15 1TS

For Sale - OIEO £265,000 / To Let - £1,550pcm







## Flat 6, Claremont

1-3 Seldown Road, Poole Park

Located on the first floor of this modern building constructed in 2004, this immaculately presented apartment offers spacious accommodation throughout.

A share of the freehold can be purchased for £8,200 + associated solicitors fees for apartment 6 (correct at 11.09.25).

- 2 Double Bedrooms
- Immaculately presented
- Wraparound south-westerly facing balcony
- Secure allocated parking space
- Ensuite bathroom suite
- Leasehold
- Service charge £1,613.92 pa and Ground rent £175 pa
- Council tax band C: £2004.38
- EPC Rating: C





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Upon entering, you immediately experience a sense of space, with the entrance hall featuring doors to each room and housing two spacious storage cupboards.

The lounge/dining room exudes a 'bright & airy' ambiance, thanks to dual aspect floor-to-ceiling windows, each with sliding doors opening to a wrap around south westerly balcony. Stretching over 20 feet in length, this room offers ample space for a dining table and chairs in a recessed alcove, along with a large, comfortable seating area. A square archway leads into a contemporary kitchen, equipped with a matching range of base and eye-level cupboards. The kitchen includes a gas hob set into the work surface, with an oven below and extractor above. Integrated appliances feature a fridge/freezer, dishwasher and washing machine.

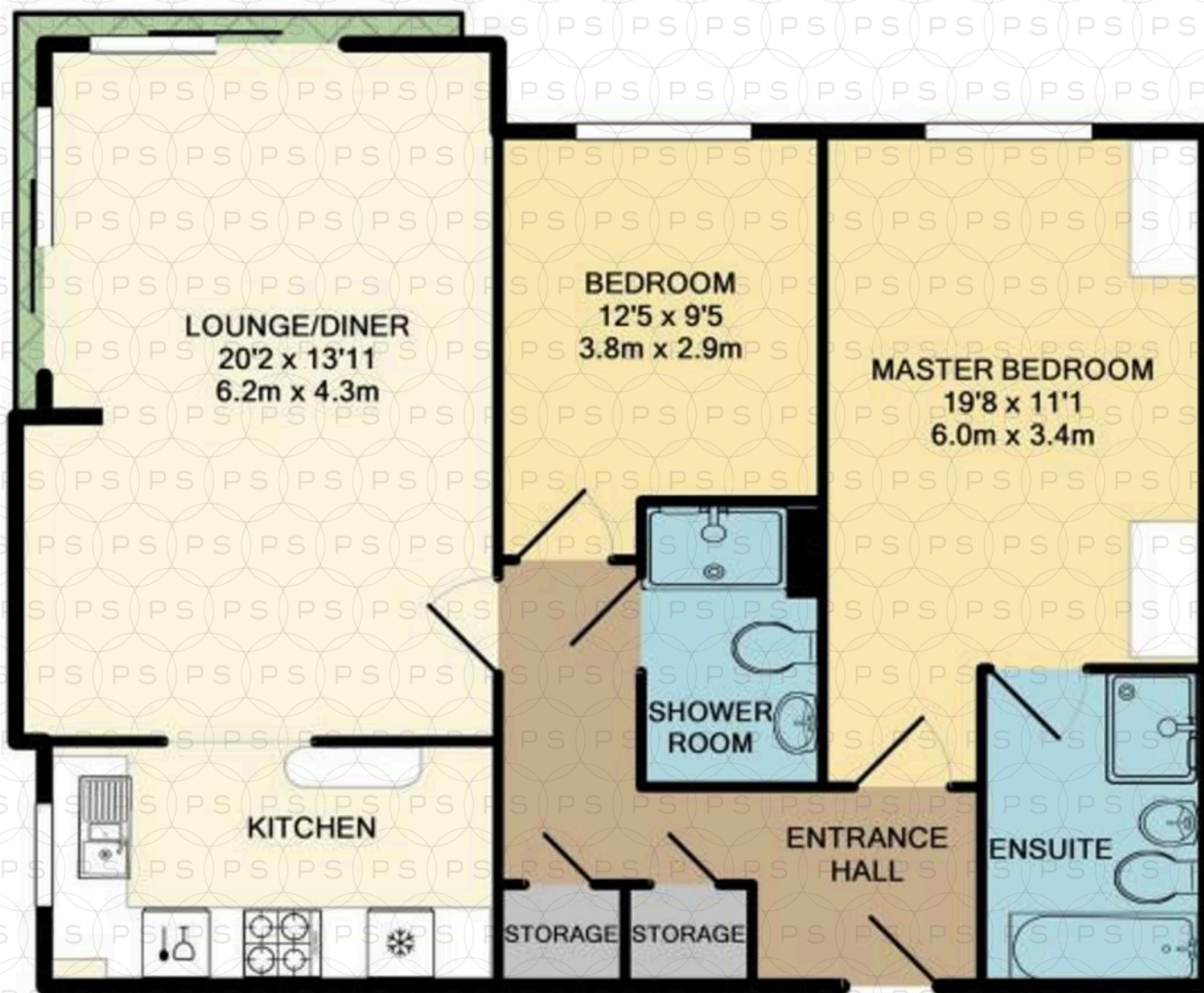
The principal bedroom is a spacious double room with built-in wardrobes with a floor-to-ceiling window that provides views over the communal gardens at the rear of the property. The fully tiled ensuite bathroom features a matching four-piece suite, including a bath, wash hand basin set into a vanity unit, w/c, and a shower cubicle. The second bedroom is also a generously sized double room, offering plenty of space for wardrobes. Completing the accommodation is a shower room, fitted with a double shower cubicle, a vanity unit with an inset wash hand basin, and a w/c.

### Location

Claremont is ideally situated close to Poole Town Centre in a quiet cul-de sac location, within walking distance of The Dolphin Shopping Centre for all your shopping needs; Poole Park with its boating lake & cafes; Poole's busy harbour & historic Quayside & the Lighthouse Theatre. There are also railway, bus & coach stations with transport links to London.







**TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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