



## Flat 3, Altitude Seldown Lane, Poole, BH15 1EU

£270,000

- Two Bedrooms
- Beautifully Presented Throughout
- Lovely Light and Airy Open Plan Living Space
- Underfloor Gas Central Heating
- Long Lease
- Luxurious Modern Second Floor Flat
- Two Good Size Balconies
- UPVC Double Glazing
- Gated / Allocated Off Road Parking
- No Forward Chain

# Altitude Seldown Lane, Poole BH15 1EU

BEAUTIFULLY PRESENTED / LUXURIOUS MODERN APARTMENT WITH TWO GOOD SIZE BALCONIES OFFERED WITH NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this beautifully presented second floor apartment situated in the luxurious Altitude development, close to Poole Park. The property comprises: Two bedrooms, lovely bright and airy open plan living area with direct access to a good size / full width balcony. Other benefits include a lovely spacious bathroom, UPVC double glazing, underfloor gas central heating, secure phone entry system, lift in the block and gated allocated parking.



## SUMMARY

Altitude is situated in a highly sort after central position in Poole, which is close to amenities including the lovely local sandy beaches, Poole Park, Poole Town (with a mainline train station and bus station), Ashley Cross (with it's renowned bars and restaurants), as well as another mainline train station with a direct line to London.

### Open Plan Living Area

19'1" x 14'10" (5.817 x 4.545)

### Bedroom One

15'3" 8'6" (4.657 2.608)

### Bedroom Two

11'5" x 6'3" (3.481 x 1.910)

### Bathroom

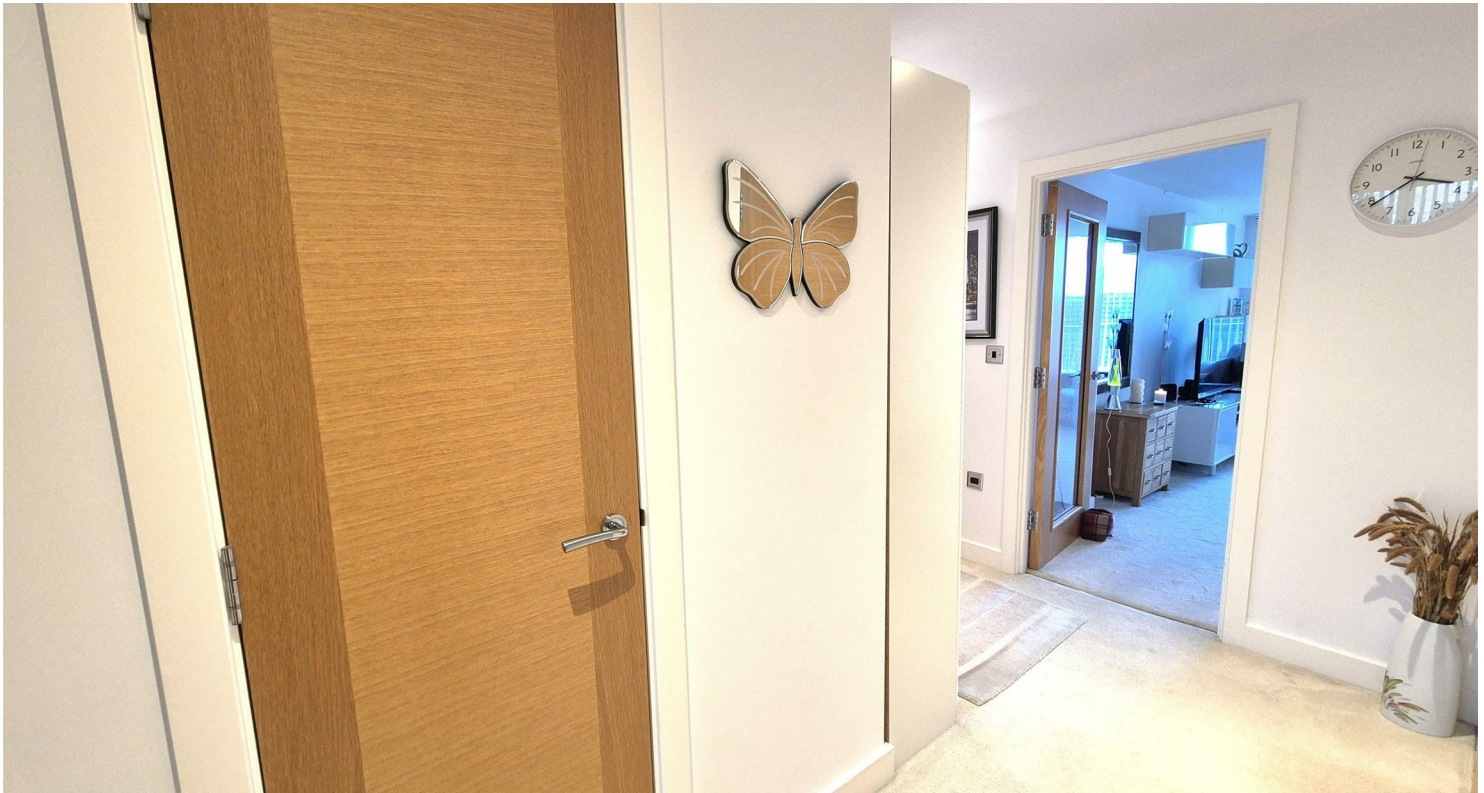
8'4" x 7'2" (2.563 x 2.199)

### Tenure - Leasehold

There are approximately 113 years remaining on the lease

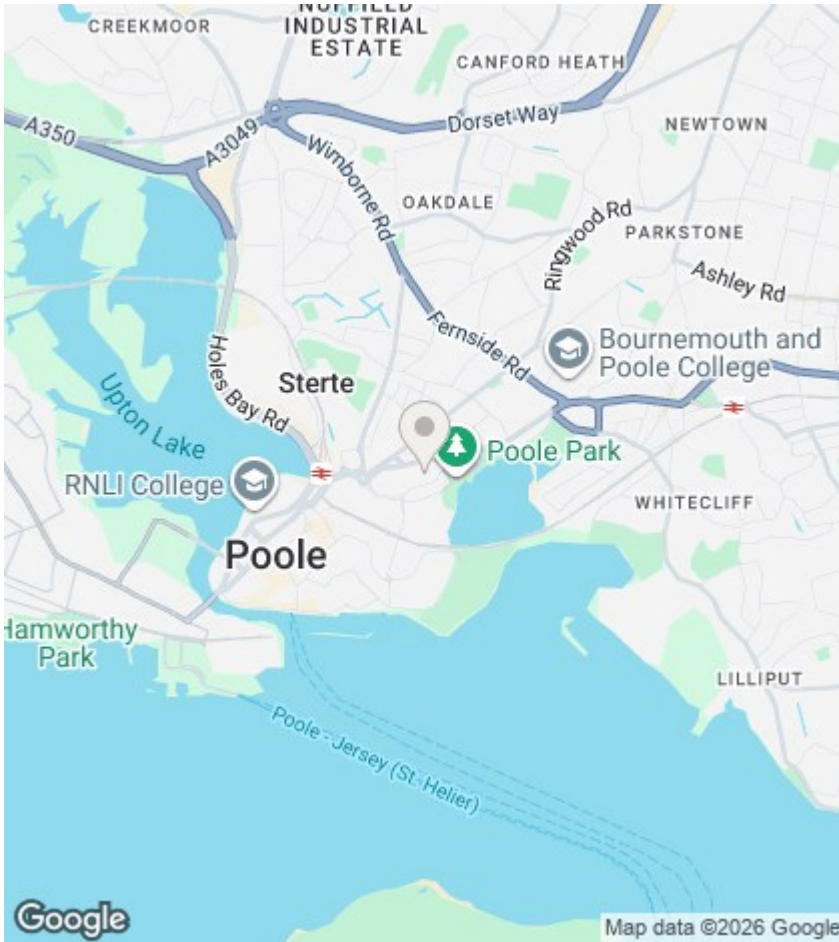
Ground rent is £150pa

Service charge is approximately £3700pa. Please note that the block has undergone some recent work that has increased the insurance premium. The charge will likely be significantly reduced in the future.









### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	

