



Flat 12, Stephanie Court Poole Road, Upton, Poole, BH16 5HZ

Asking Price £179,950

- Loft Style Apartment
- Allocated Parking
- Open Plan Kitchen/Living
- Gas Central Heating
- Storage Cupboard
- One Double Bedroom
- Modern Bathroom
- Well Proportioned
- UPVC Double Glazing
- Close to Country Park

Stephanie Court Poole Road, Poole BH16 5HZ

A well proportioned, loft style apartment situated within a modern block that's just a short walk from Upton Country Park.



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C

Council Tax Band: A



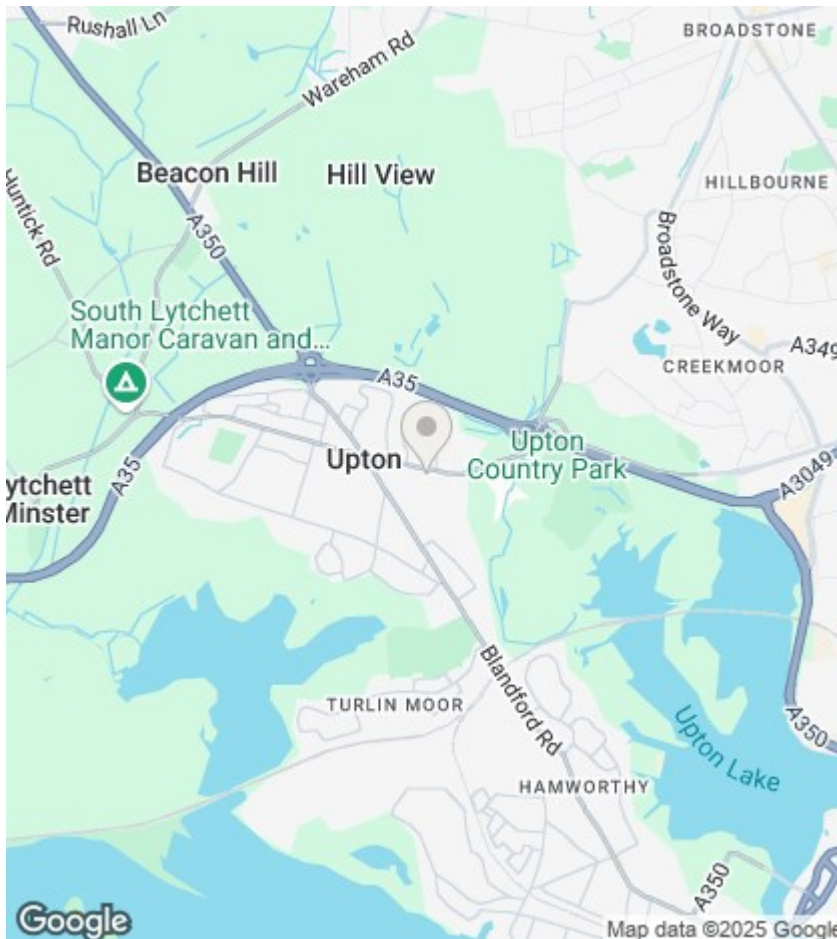
Stephanie Court

This spacious apartment features one double bedroom, an open plan kitchen/living room, modern bathroom and a useful storage cupboard in the hallway.

Additional highlights include gas central heating, UPVC double glazing, allocated parking, visitor parking, well-maintained communal areas, and a recently extended lease.

The property enjoys a prime location close to Upton's wide range of amenities. Convenient transport links include regular bus services to Poole Town Centre from the nearby stop, while Upton Country Park and a host of other favoured amenities are just a short distance away.

In our opinion, this apartment represents an excellent opportunity for first-time buyers or investors alike. To arrange a viewing or to learn more, please contact our Upton Branch at your earliest convenience.



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

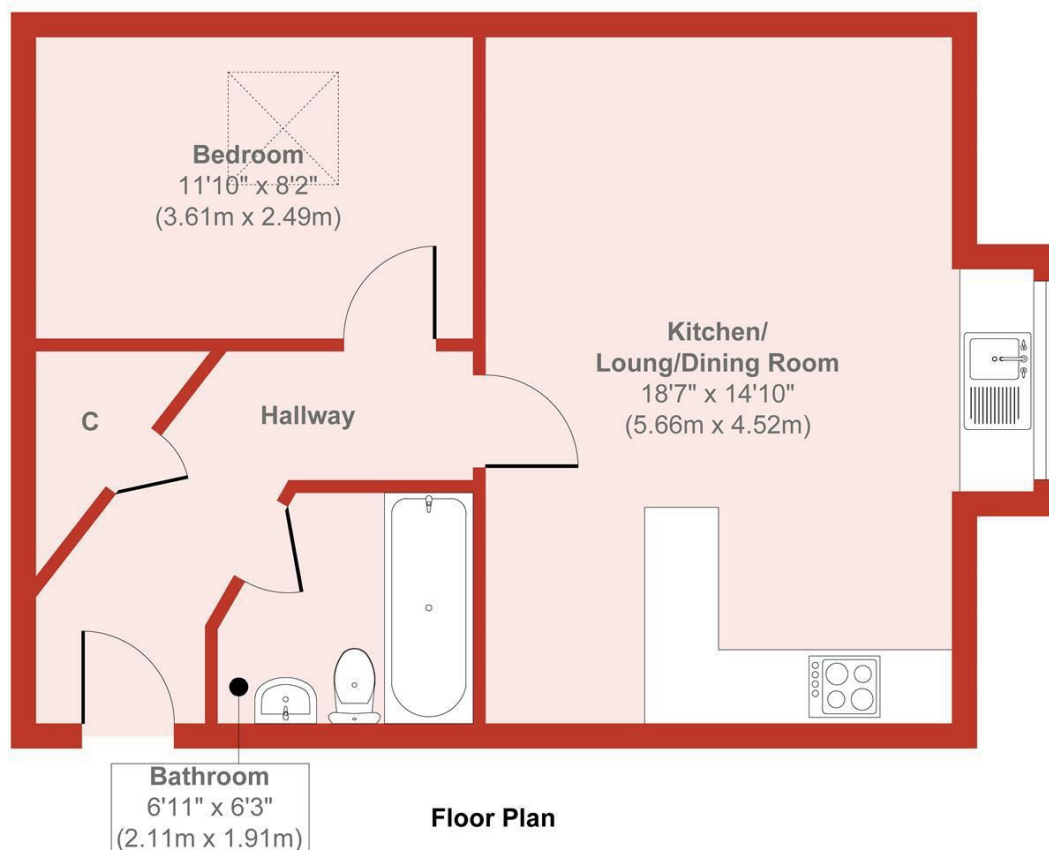
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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	

Poole Road, Upton



Approx. Gross Internal Floor Area 474 sq. ft / 44.03 sq. m

Produced by Elements Property