



Flat 18, Sail Point, 23 Upton Road, Creekmoor, Poole, BH17 7FS

£260,000

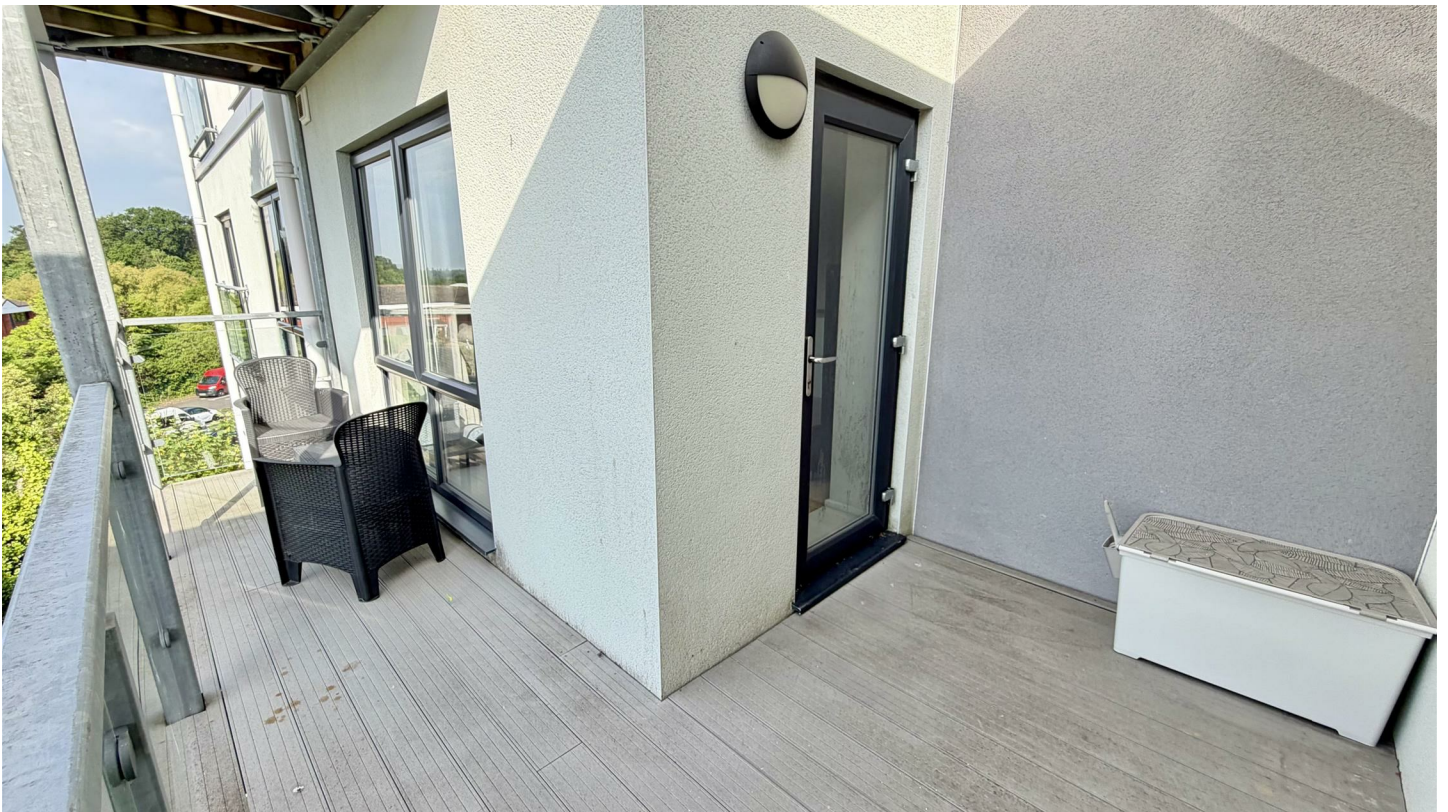
- Modern Apartment
- Open Plan Kitchen/Living
- Parking for One Car
- Balcony
- Storage Cupboards
- Two Double Bedrooms
- Long Lease
- Spacious Throughout
- Two Shower Rooms
- Lift Serviced Block

23 Upton Road, Poole BH17 7FS

A spacious, third floor apartment in a modern, lift-serviced block benefitting from a good size balcony, a long lease and parking. INTERNAL VIEWING ENCOURAGED!



Council Tax Band: A



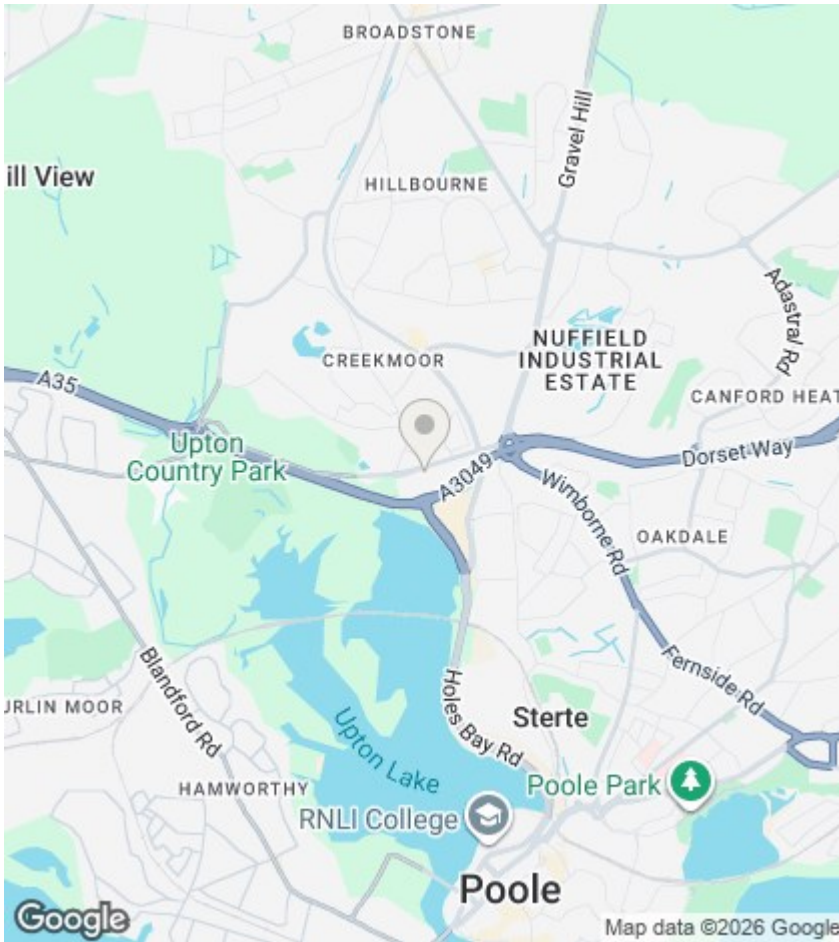
Sail Point

Built in 2019 by a local developer, this block of apartments combines spacious living spaces with well finished communal areas.

The main focus of the apartment is the bright open plan living/kitchen area - there's ample space for entertaining and the kitchen offers good quality units with a range of integrated appliances. There are two generous double bedrooms, one of which is serviced by a en-suite shower room. There is a further shower room off the hallway too.

Further benefits include a balcony, parking for one car, gas central heating, UPVC double glazing and a lift to all floors. The location of the property is ideal for accessing a host of favoured amenities.

We encourage internal viewing at your earliest convenience in order to appreciate what's on offer. To arrange, or for more information, please call our Upton Branch.



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

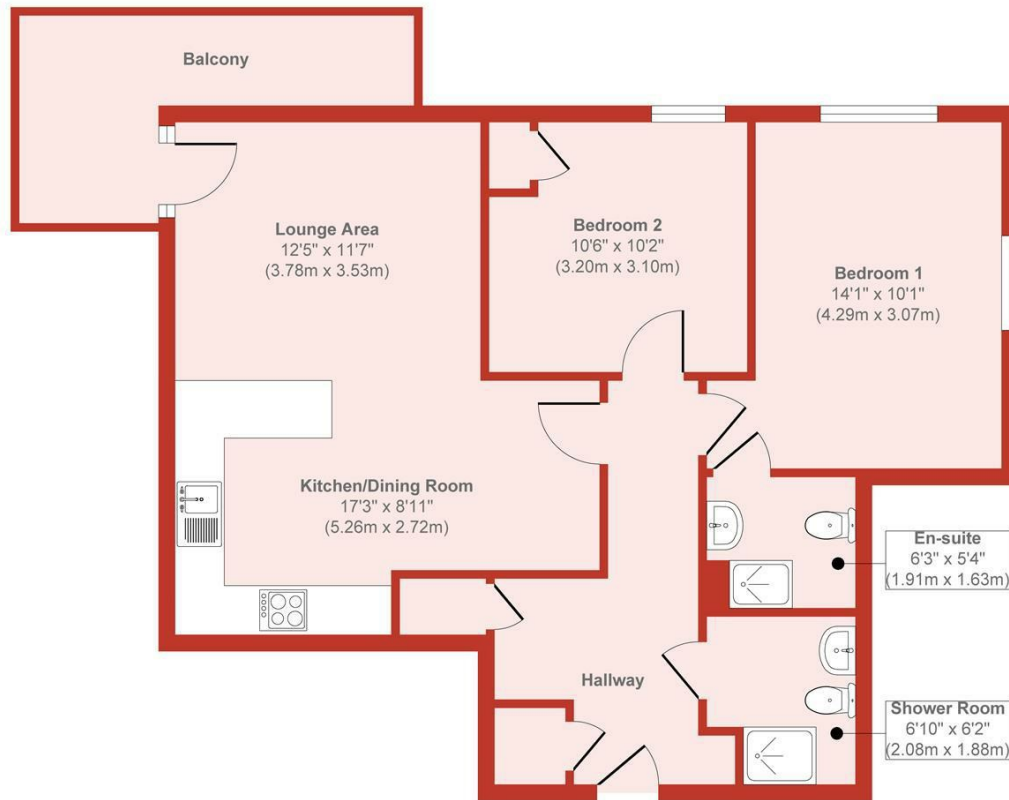
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

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	

Sail Point, Upton Road



Floor Plan

Approx. Gross Internal Floor Area 748 sq. ft / 69.49 sq. m

Produced by Elements Property