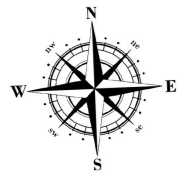
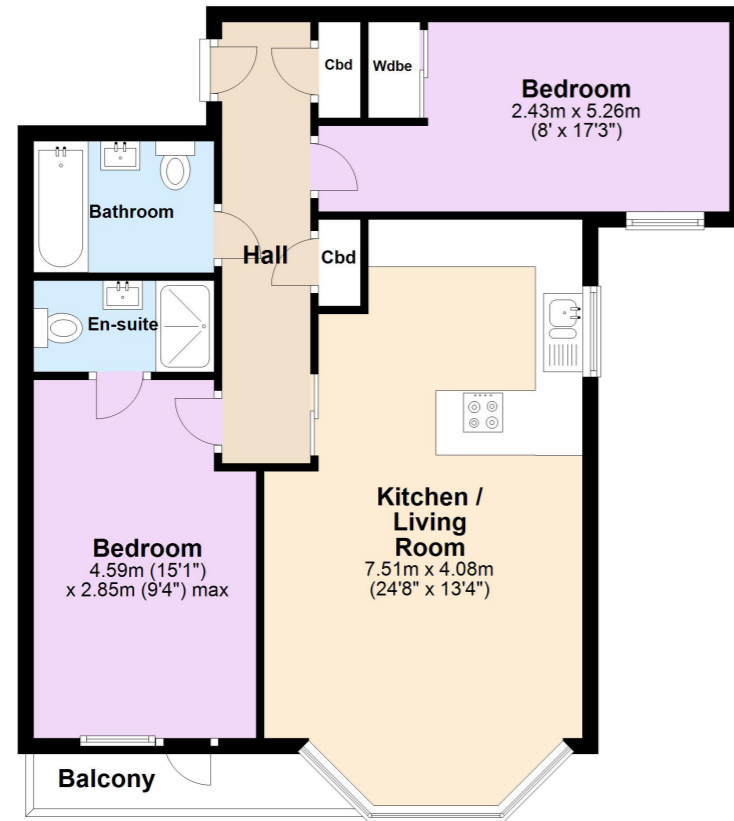


Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS

First Floor



Total area: approx. 66.0 sq. metres (710.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

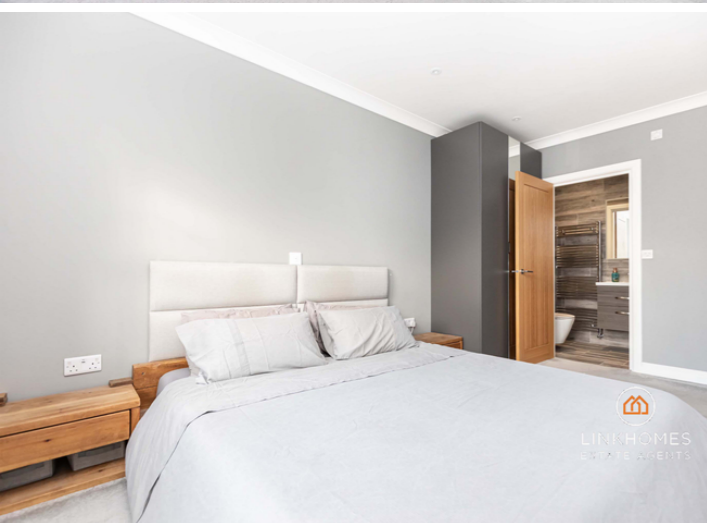


Flat 6 Stephanie Court 73 Poole Road, Upton, Poole, Dorset, BH16 5HZ
Guide Price £240,000

**** FULLY RENOVATED TO HIGH STANDARD ** PERFECT FIRST TIME BUY ** EPC RATING B ****
Link Homes Estate Agents are delighted to offer to the market this immaculately-presented two bedroom, two bathroom first floor apartment in the popular Upton location. Benefitting from an array of fine features including two double bedrooms both offering built-in wardrobes and bedroom one offering a stylish three-piece en-suite and a private balcony, a modern open-plan kitchen/living room with a breakfast bar, a modern three-piece bathroom suite, custom-made blinds throughout, ample storage, an allocated parking space and a brand new lease! This is must-view to appreciate the space and specification on offer!

Upton offers a range of different attractions such as the Cobbs Quay Marina, Lytchett Bay, Upton Country Park and Haven Rockley Park. There are a variety of schools locally which include Upton Infant School, Upton Junior School and Ladybirds Playschool along with a range of shops, bus routes and other useful amenities. Approximately just 1.3 miles away is the Hamworthy train station that connects the main line train route to London Waterloo. The ever-popular Poole Quay is also only a short drive away.





First Floor

Entrance Hallway

Coved and smooth set ceiling, spotlights, smoke alarm, wooden door to the side aspect, built-in coconut matt, power points, entry phone system, storage cupboard with the consumer unit enclosed, additional storage cupboard and carpeted flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, smoke alarm, spotlights, UPVC double glazed frosted window to the side aspect, UPVC double glazed bay window to the front aspect, feature LED lighting, wall and base fitted units, cupboard with the combination boiler enclosed, four point induction 'Samsung' hob, integrated oven, extractor fan with feature lighting, space for a washing machine, space for a longline fridge/freezer, under counter LED feature lighting, one and a half bowl stainless steel sink, power points, space for bar stools, splash back, tiled flooring and a built-in cabinet, television point, internet point, power points and carpeted flooring to the living room.

Bedroom One

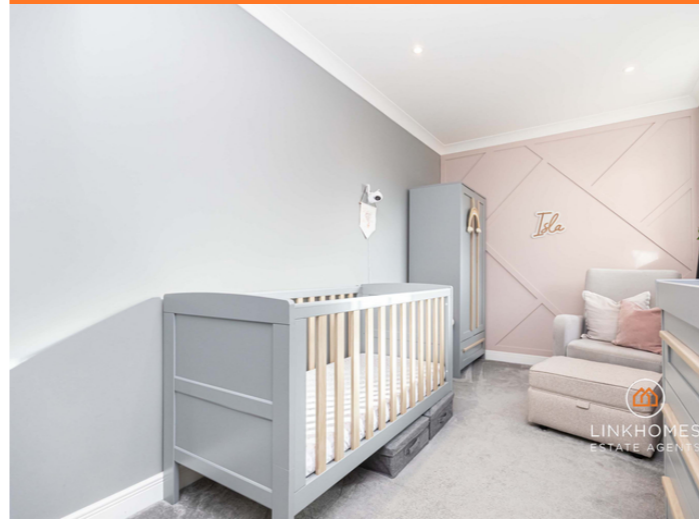
Coved and smooth set ceiling, spotlights, UPVC double glazed UPVC single door to the front aspect opening onto the balcony, UPVC double glazed window to the front aspect, longline radiator, power points with USB charging, television point, built-in wardrobes, en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, spotlights, extractor fan, tiled walls, double enclosed waterfall shower with recessed shelving and extra shower head, toilet, wall mounted sink with under storage, wall mounted mirror with lighting, stainless steel heated towel rail, shaving point and tiled flooring.

Bedroom Two

Coved and smooth set ceiling, spotlights, UPVC double glazed window to the front aspect, radiator, feature panelling, built-in wardrobe with mirrored front, power points and carpeted flooring.



Bathroom

Smooth set ceiling, spotlights, extractor fan, tiled bath with glass shower screen, overheard waterfall shower and extra shower head, wall mounted sink with under storage, toilet, wall mounted mirror, shaving point, stainless steel heated towel rail and tiled flooring.

Outside

Balcony

Wooden balustrades with decked flooring.

Parking

One allocated parking space and visitor parking.

Agents Notes

Useful Information

Tenure: Leasehold
 Lease Length: 169 Years Remaining
 Ground Rent: Peppercorn
 Service Charge: Approximately £1,900 per annum including buildings insurance and general maintenance.
 Managing Agents: Scanlans Property Management
 Rentals are permitted
 Holiday lets are not permitted.
 Pets are permitted, subject to freeholder's permission
 EPC: B
 Council Tax Band: B - Approximately £1,964.49 per annum.

Stamp Duty

First Time Buyer: £0
 Moving Home: £0
 Additional Property: £12,000