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ANTHONY  
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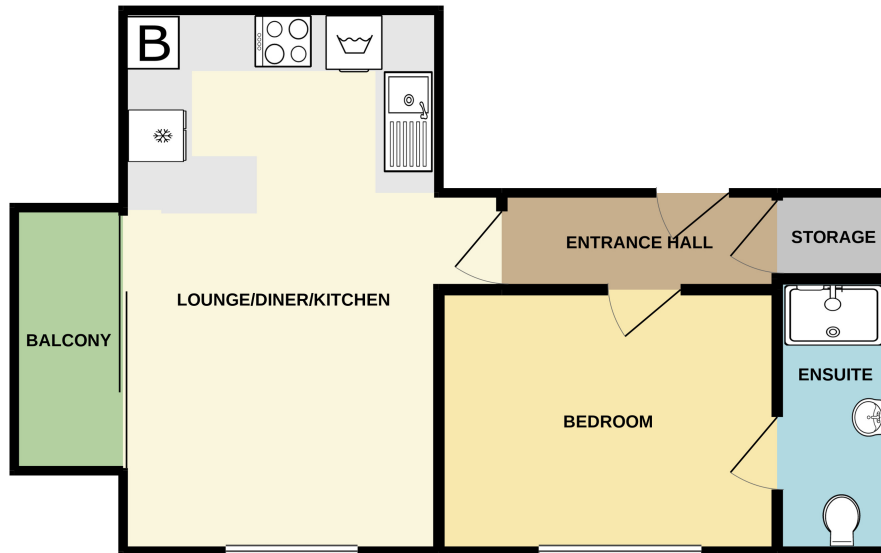


FLAT 19, SAIL POINT 23 UPTON ROAD, CREEKMOOR BH17 7FS £185,000 LEASEHOLD

- THIRD FLOOR
- OPEN PLAN LIVING
- INTEGRATED APPLIANCES
- WESTERLY ASPECT BALCONY
- LONG LEASE
- DOUBLE BEDROOM
- CONTEMPORARY KITCHEN
- LUXURY SHOWER ROOM
- SMART HEATING CONTROLS
- HELP TO BUY AVAILABLE

A superb brand new one double bedroom third floor purpose built apartment conveniently situated on the fringes of Poole and Creekmoor in this modern block built by renowned local developers Primetower. This stunning flat offers 'London Living' throughout and must be viewed to appreciate the luxury accommodation on offer which comprises: open plan lounge/diner, contemporary kitchen and a luxury shower room. Further features of this ready to move into property include: Westerly aspect balcony, integrated appliances to kitchen, free handyman hours once you've moved in, lift to all floors, smart heating, smart entryphone system, Valliant gas boiler, 10 years Premier builders guarantee and lots lots more. With the government's Help to Buy equity loan scheme\*, you will need as little as a 5% deposit, the Government will provide an equity loan of up to 20% and you will need to obtain a 75% mortgage. \*Subject to status.

**THIRD FLOOR**  
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Room Measurements**

Entrance Hall  
9' 5" x 3' 2" (2.87m x 0.97m)

Open Plan Lounge/Diner/Kitchen  
18' 7" x 10' 10" (5.66m x 3.30m)

Balcony  
9' 2" x 3' 9" (2.79m x 1.14m)

Bedroom  
11' 8" x 9' (3.56m x 2.74m)

En-Suite Shower  
9' 4" x 3' 11" (2.84m x 1.19m)

Parking  
Parking Spaces R,S,T & U are shared between the 8 one bedroom flats on a first come first serve basis

Tenure  
Leasehold - 125 years from 2019

Ground Rent  
Peppercorn (first time buyers)



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Property Misdescriptions Act 1991  
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.