



12 Stephanie Court, 73 Poole Road, Upton, Poole, Dorset BH16 5HZ

£169,950 Leasehold

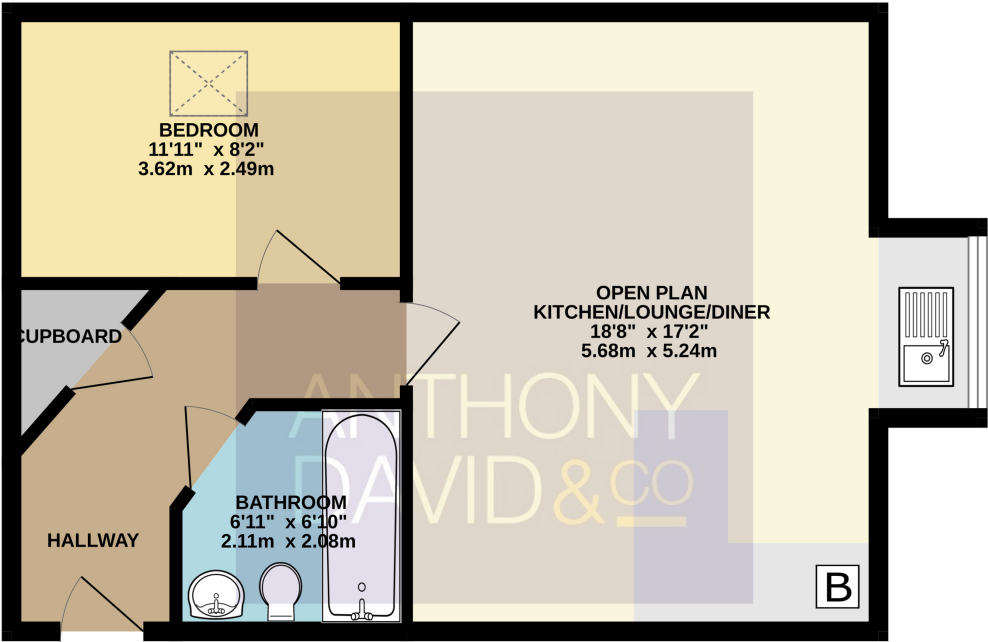
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A super one bedroom second floor purpose built apartment conveniently situated in Upton close to local bus routes, shops and amenities. Upton County Park is also just on your doorstep. This ideal first time buy/investment is beautifully presented throughout and viewing is highly advised to not only appreciate its fantastic location but also the accommodation on offer, which comprises: Open plan lounge/kitchen/diner, double bedroom and modern bathroom. Externally there is one allocated parking space and visitors parking. Further features include: built in storage cupboard, gas central heating, UPVC double glazing and long lease.

**ANTHONY  
DAVID & CO**



SECOND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



- Entrance Hall Doors to
- Open Plan Lounge/Kitchen/Diner 18' 8" x 17' 2" (5.69m x 5.23m)
- Bedroom 11' 11" x 8' 2" (3.63m x 2.49m)
- Bathroom 6' 11" x 6' 10" (2.11m x 2.08m)
- Parking Allocated and visitors
- Tenure Leasehold - 168 years remaining
- Service Charge £1700 per annum
- Council Tax Band A

TOTAL FLOOR AREA : 503 sq.ft. (46.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of or all 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.