

Total area: approx. 60.8 sq. metres (654.3 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.



Link Homes
Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



Flat 6, 75 Jamie Court, Poole Road, Upton, Poole, Dorset, BH16 5HZ
Guide Price £210,000

**** NO FORWARD CHAIN ** BEING OFFERED WITH A NEW LEASE **** Link Homes Estate Agents are delighted to offer this two-bedroom first floor apartment in the popular Upton location. The property benefits from a variety of standout features, few of which includes bay windows to the living room, a separate kitchen, a private balcony, an en-suite shower room to bedroom one, communal gardens, an allocated parking space, a separate kitchen and approximately 654 square feet of living accommodation. A perfect first time buy or investment property, an internal viewing is highly recommended.

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

Wooden front door to the rear aspect opening onto the communal hallway, coved and smooth set ceiling, ceiling lights, smoke alarm, carpeted flooring, radiator, power points, phone entry system and two storage cupboards.

Living Room

Coved and smooth set ceiling, ceiling lights, UPVC double glazed bay windows to the front aspect overlooking the communal gardens, carpeted flooring, radiator, power points and a television point.



Kitchen

Coved and smooth set ceiling, downlights, UPVC double glazed windows to the side aspect overlooking the communal gardens, vinyl flooring, radiator, wall and base fitted units, integrated electric oven, four point gas hob with stainless steel extractor fan above, part tiled walls, one and a half bowl stainless steel sink with drainer, space for a long-line fridge/freezer, space for a washing machine, enclosed 'Glow Worm' combination boiler and power points.



Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window and single door overlooking and opening onto the balcony, carpeted flooring, radiator, power points and an en-suite shower room.

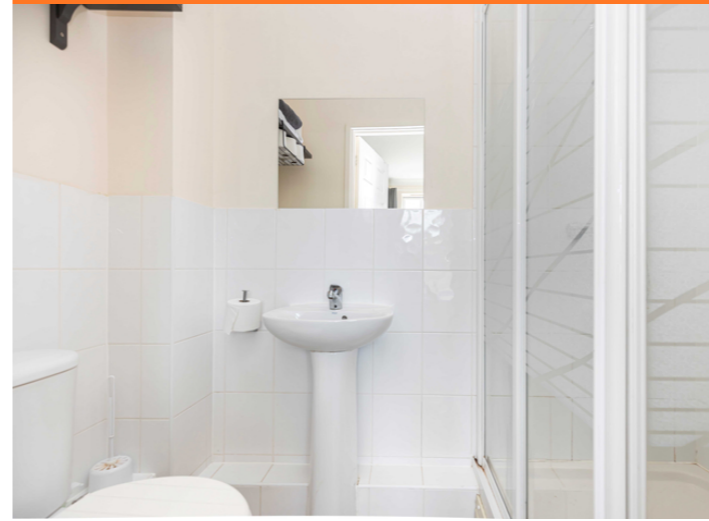
En-Suite Shower Room

Coved and smooth set ceiling, downlights, extractor fan, vinyl flooring, part tiled walls, pedestal sink, toilet, stainless steel heated towel rail and an enclosed shower.



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect overlooking the communal gardens, carpeted flooring, radiator and power points.



Bathroom

Coved and smooth set ceiling, downlights, extractor fan, vinyl flooring, part tiled walls, toilet, stainless steel heated towel rail, pedestal sink and a panelled bath with a shower head above.

Outside

Communal Gardens

Laid to lawn with surrounding trees and shrubbery.

Parking

Car park with an allocated space and two visitor spaces.

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: In the process of being extended. The new lease term will have approximately 170 years remaining.

Ground Rent: Peppercorn

Service Charges: Approximately £837.65 every six months (£1,675.29 per annum). This includes accounting, cleaning, drains, communal electricity, fire systems, gardening, general maintenance, insurance, management fees, out of hours, reserve fund and window cleaning.

Management company: Scanlans Property Management.

EPC Rating: C

Council Tax Band: B - Approximately £1,857.41 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £6,300

