



Sail Point
23 UPTON ROAD

HEARNES

WHERE SERVICE COUNTS

**Flat 24 Sail Point, 23 Upton Road,
Poole, Dorset , BH17 7FS**

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LEASEHOLD PRICE £190,000

An immaculate 1 bedroom top (4th) floor apartment built in 2019, with distant sea views from the westerly facing balcony. The property benefits from having a multifunctional open plan kitchen/reception room, sizeable double bedroom, contemporary shower room, communal parking and passenger lift. The property is in a convenient location for Poole Town centre and railway station and is walking distance to Upton Country Park. The stores and amenities around Fleetsbridge are all around half a mile away. The property also benefits from video entryphone system, slimline electric radiators with individual thermostats and timers and double glazing.

- A spacious 1-bedroom top floor purpose built apartment built in 2019
- Modern fitted kitchen with high gloss units, integrated washing machine, dishwasher, fridge/freezer, electric fan oven hob
- Immaculate shower room with white suite and space for additional storage
- Video entryphone system
- Remainder of the 10-year new build warranty
- Passenger lift and stairs to all floors
- Nuaire mechanical ventilation with heat recovery system to supply fresh air throughout the apartment
- Pet friendly development (permission required from managing agent)
- Communal parking on site
- Large bike store
- Vendor suited!

Sail Point is approximately a mile from the entrance of Upton Country Park which is an area of 160 acres of park and woodland with 32 acres of formal gardens along the shoreline with views out to Poole Harbour. Poole Town Centre is approximately 2.5 miles away and areas including Broadstone and Lytchett are within 2 miles. The mainline railway station is approximately 2.4 miles away at Poole.

Maintenance charges: £700 per 6 months

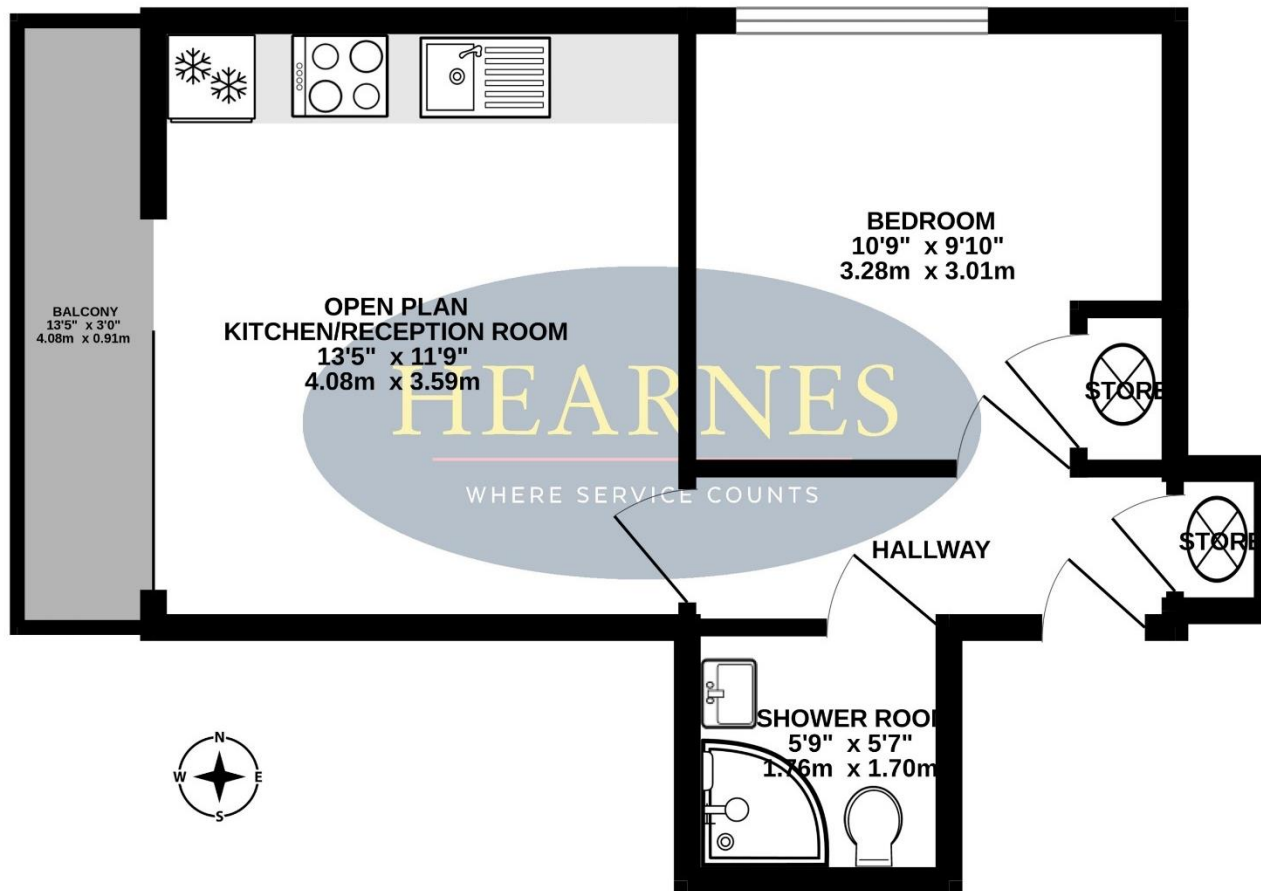
Lease length: 125 years from 2019

COUNCIL TAX BAND: B

EPC RATE: B



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 340 sq.ft. (31.6 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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