



**HEARNES**

WHERE SERVICE COUNTS

**Jamie Court,  
75 Poole Road, Upton, BH16 5HZ**



# Jamie Court, 75 Poole Road, Upton, BH16 5HZ

## Leasehold Price £180,000

An absolutely beautifully presented and immaculate top (second) floor one bedroom flat, set in a modern purpose built block built just under 20 years ago. This home has been greatly loved and given care and attention to its refurbishment over the past 10 years to include a modern fitted kitchen including all appliances, a breakfast bar, cosy lounge with recess study area, double bedroom with extensive fitted wardrobes and a modern bathroom. The flat offers gas central heating, double glazing, distant glimpses of the Purbecks and allocated parking. This well run block has 12 flats with an entry phone system, individual mailboxes, and well kept communal hallways and stairs leading to all floors.

- Immaculately presented one bedroom flat set in a modern purpose built development built under 20 years ago
- Top (second) floor location
- Beautiful throughout with stylish décor and oozes joy and calmness
- Open plan lounge/kitchen with recess for study area
- Modern kitchen fitted in a range of cream units with work tops over that extend to form a breakfast bar area
- Recently fitted boiler and appliances include a gas hob, oven, extractor, fridge/freezer and washer/dryer
- Double glazed windows with fitted blinds
- Gas central heating
- Modern bathroom
- Double bedroom with fitted mirrored wardrobes
- Allocated parking bay
- Entryphone system and well kept communal hallways and stairs
- Very convenient location

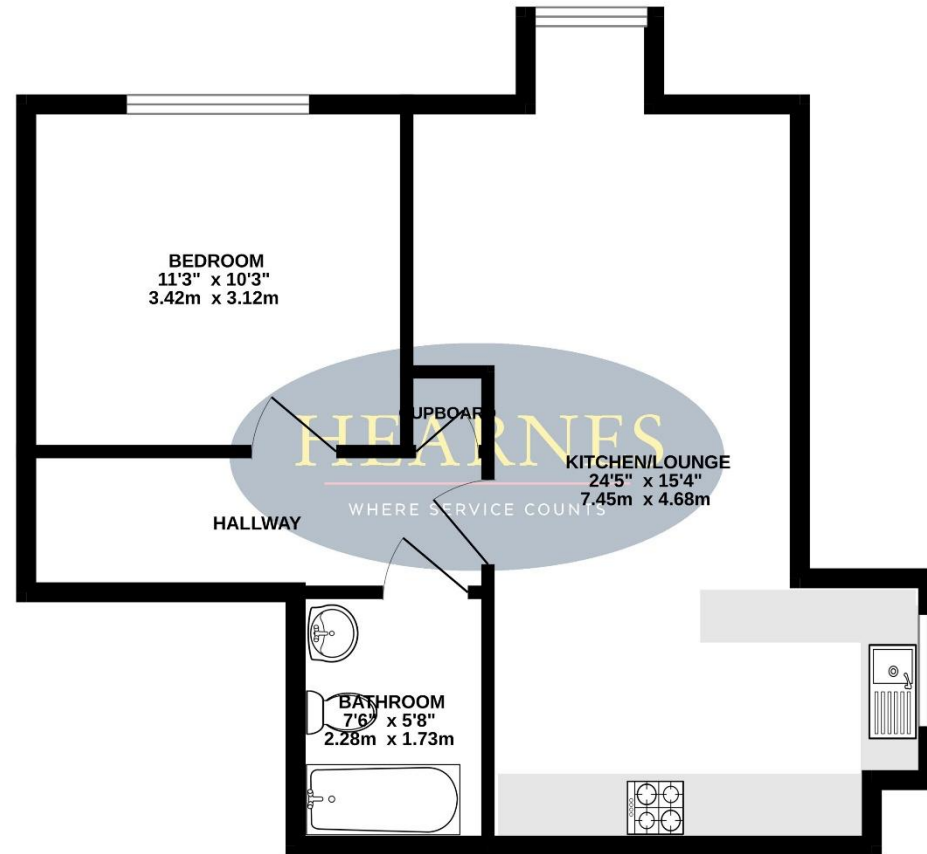
Jamie Court is situated within walking distance of local shops and within half a mile of Upton County Park with its wonderful Manor House, gardens and nature walks. Poole Town Centre is within 2 miles and close by is the A35 leading to Dorchester in one direction and Ringwood in the other

**Maintenance: Approx**      **Lease: 81 years remaining**  
**Ground Rent: £250**



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

475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.2 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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