



Flat 2, Jamie Court, Poole Road, Upton, Poole, BH16 5HZ

**Asking Price £219,950**

- Two Double Bedrooms
- Long Lease
- Allocated Parking
- Gas Central Heating
- Popular Location
- Ground Floor Apartment
- Two Bath/Shower Rooms
- Spacious Throughout
- UPVC Double Glazing
- Internal Viewing Encouraged



# Poole Road, Poole BH16 5HZ

This spacious ground floor apartment is situated within a popular, modern block just a short walk from Upton Country Park.



Council Tax Band: B



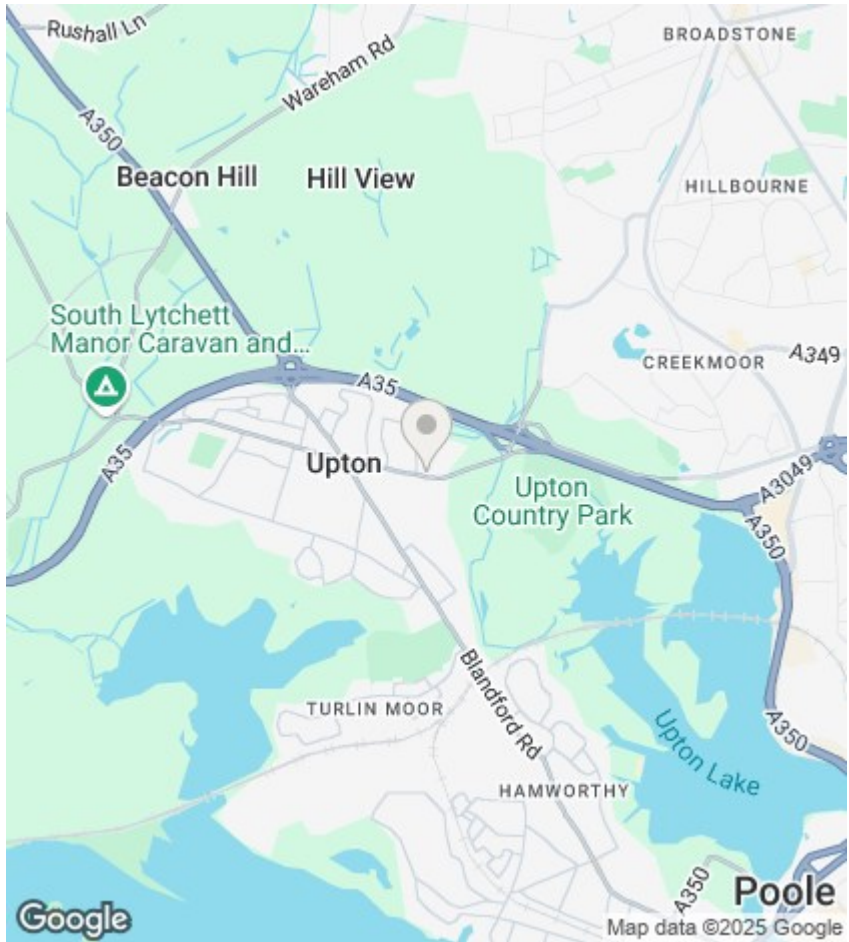
### Jamie Court

Situated on the ground floor with a private corner aspect, this well proportioned property comprises: Two double bedrooms, living room with bay window, separate kitchen, main bathroom and en-suite shower room.

Further benefits include gas central heating, UPVC double glazing, allocated parking, further visitors parking, well kept communal areas and a recently extended lease.

The property is ideally located to access the host of amenities that Upton offers. Frequent bus routes toward Poole Town Centre are available from the stop outside the block; Upton Country Park is on the doorstep and favoured local schooling is also readily accessible.

In our opinion, this apartment would make an ideal first time purchase or buy to let investment. To arrange a viewing or for more information, please contact our Upton Branch at your earliest convenience.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order.

The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.