



Flat 10 Sail Point

23 Upton Road, Creekmoor, Poole, BH17 7FS



A modern, bright and spacious 2 bedroom flat with a south facing balcony, en-suite, and allocated parking.

- Entrance hall with fitted storage
- Bright open plan sitting/dining room & kitchen
- Integrated kitchen appliances
- Southerly facing balcony
- 2 double bedrooms
- En-suite and main shower room
- Allocated parking
- Gas fired central heating
- Views towards Holes Bay and beyond
- Ventilation & Heat Recovery system
- Remainder of builders warranty
- Secure residents bike store

ASKING PRICE:

£240,000 (leasehold)

EPC RATING:

Band - B





Second Floor Flat

Total Area: approx 68.1 m² ... 733 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A modern, bright and spacious two double bedroom, purpose-built second floor apartment, constructed in 2021 and benefiting from the remainder of a new build warranty. This impressive home features a southerly-facing balcony, allocated parking and well-appointed contemporary accommodation throughout.

Accessed via a well-maintained communal entrance hall with both stairs and a passenger lift rising to the second floor, the apartment opens into a generous entrance hall with a useful double storage cupboard.

The heart of the home is the superb open-plan sitting/dining/kitchen space, a light-filled, dual-aspect room designed for modern living. Sliding patio doors lead out onto the private south-facing balcony, enjoying far-reaching views with glimpses towards Holes Bay and the Purbeck Hills beyond—an ideal spot for relaxing or entertaining.

The kitchen area is fitted with a comprehensive range of matching base and eye-level units, complemented by integrated appliances including an oven and hob, fridge-freezer, dishwasher and washer-dryer.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish ensuite shower room comprising a three-piece suite. A separate main shower room, also finished with a contemporary three-piece suite, serves the second bedroom and guests.

Further benefits include gas-fired central heating, double glazing throughout, and a mechanical ventilation and heat recovery (MVHR) system, enhancing air quality and energy efficiency by reducing moisture within the home.

Externally, the property is conveyed with an allocated parking space, for which a permit is provided together with a secure residents bike store.

Sail Point is conveniently situated on Upton Road in Creekmoor, offering excellent access to a range of local amenities. The nearby Upton Country Park provides extensive green space, shoreline walks and recreational facilities, while Poole town centre, and Broadstone are all within easy reach.

ADDITIONAL INFORMATION

Council tax – B

Lease – 125 years from 01/09/2020 – 119 years remaining

Service charge - £1,683.33 PA

Ground rent – Peppercorn (tbc)



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. 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 happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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