



Flat 19 Grace Darling House, 9 Vallis Close, Baiter Park, Poole, Dorset BH15 1XY

£129,950 Leasehold

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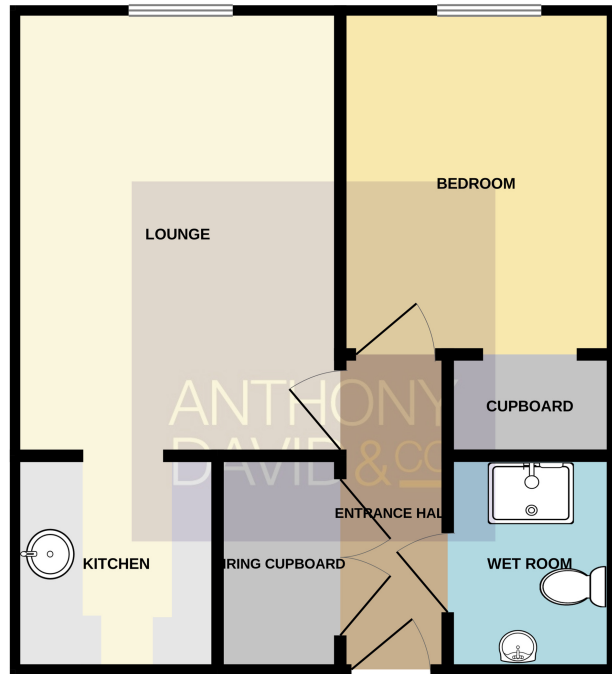
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444

**\*\* OVER 60'S RETIREMENT APARTMENT \*\*** A first floor retirement apartment ideally situated in the sought after Baiter Park within yards from the Harbour front. Poole Quay and Poole Town centre with its array of shopping facilities and central transport links are also close to hand. Internal viewing is highly advised to not only appreciate its location but also the well presented accommodation on offer, which comprises: lounge, modern kitchen, double bedroom and wet room. Externally there is a well maintained communal garden with benches for sitting out in the summer months and first come first serve parking. Further features include: lift in block, communal lounge and laundry, guest suite, care manager on site, careline, electric heating and UPVC double glazing.

**ANTHONY  
DAVID & CO**

FIRST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



Entrance Hall 9' 0" x 3' 6" (2.74m x 1.07m)

Lounge 14' 0" x 10' 3" (4.27m x 3.12m)

Kitchen 7' 0" x 5' 10" (2.13m x 1.78m)

Bedroom 10' 10" x 8' 7" (3.30m x 2.62m)

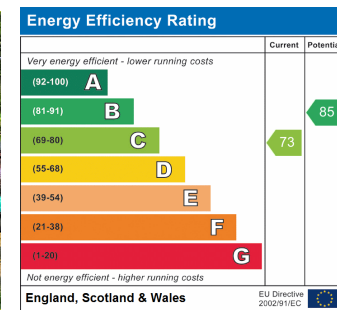
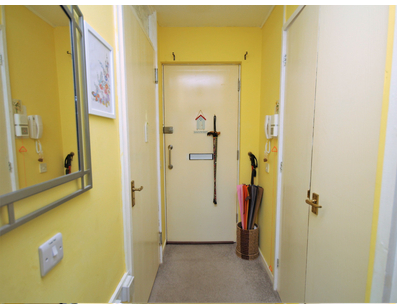
Wet Room 6' 9" x 5' 2" (2.06m x 1.57m)

Tenure Leasehold - 99 years from 1986 (£10,000 to renew)

Service Charges £253.00 per month

Council Tax Band A

TOTAL FLOOR AREA : 391 sq.ft. (36.3 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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