

**Flat 19 Willow Park, Park Road,
Poole, Dorset, BH14 0JP**



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LEASEHOLD PRICE £155,000

A well presented 2 bedroom retirement flat, set on the first floor in Willow Park Retirement Village. Offering its own private front door, with stairs leading to a lounge/dining, fully fitted updated kitchen, shower room and communal parking. This development, built in 1989 consists of 52 flats, set within 4 blocks, 2 blocks in the main building linked by a ground floor corridor and 2 further two-storey blocks which are set near the road entrance. The development offers a range of apartments and maisonettes for the over 60's, situated within 250 yards of Poole Park and one mile from Poole Town Centre.

- 2 bedroom first floor retirement flat with private entrance
- Well presented and updated internally with neutral decor and freshly cleaned carpets
- Updated kitchen fitted with white units, work tops and tiled splashbacks. Integrated electric hob, oven, extractor and freestanding washing machine and fridge/freezer
- Bedroom 2 with fitted wardrobes, shelving and set of drawers and bedroom one with a built in wardrobe
- Modern shower room with corner shower, fitted wash basin and wc
- Nice position with a small outside front garden and entryphone system giving door access to private stairs leading to the flat
- Warden on site from 8:30am – 4pm five days a week
- 24hr care line with emergency pull cords and portable fob
- Various social activities in the communal lounge
- Electric storage heating and double glazing
- 2 guest suites available in the main building
- Laundry room available in main building
- Vacant and sold with no forward chain
- Large private communal parking area

Willow Park is located opposite the Civic Centre and Poole Park is just over 250 yards away; it is as popular today as it has ever been with activities for all ages and offers a restaurant and café. Poole Town Centre is within a mile and has a variety of shops, restaurants and bars as well as the Quay with its array of attractions. Ashley Cross is just half a mile away with its variety of shops, bars and restaurants as well as a mainline railway station with services to Southampton and London. Poole hospital is also within one mile.

Term of Lease: 125 years from 1990

Maintenance Charges: Approx £2500 Per annum

Ground rent: None

COUNCIL TAX BAND: C EPC RATING: B



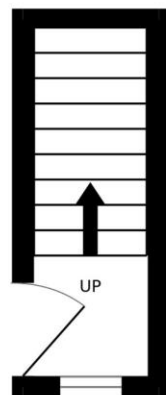




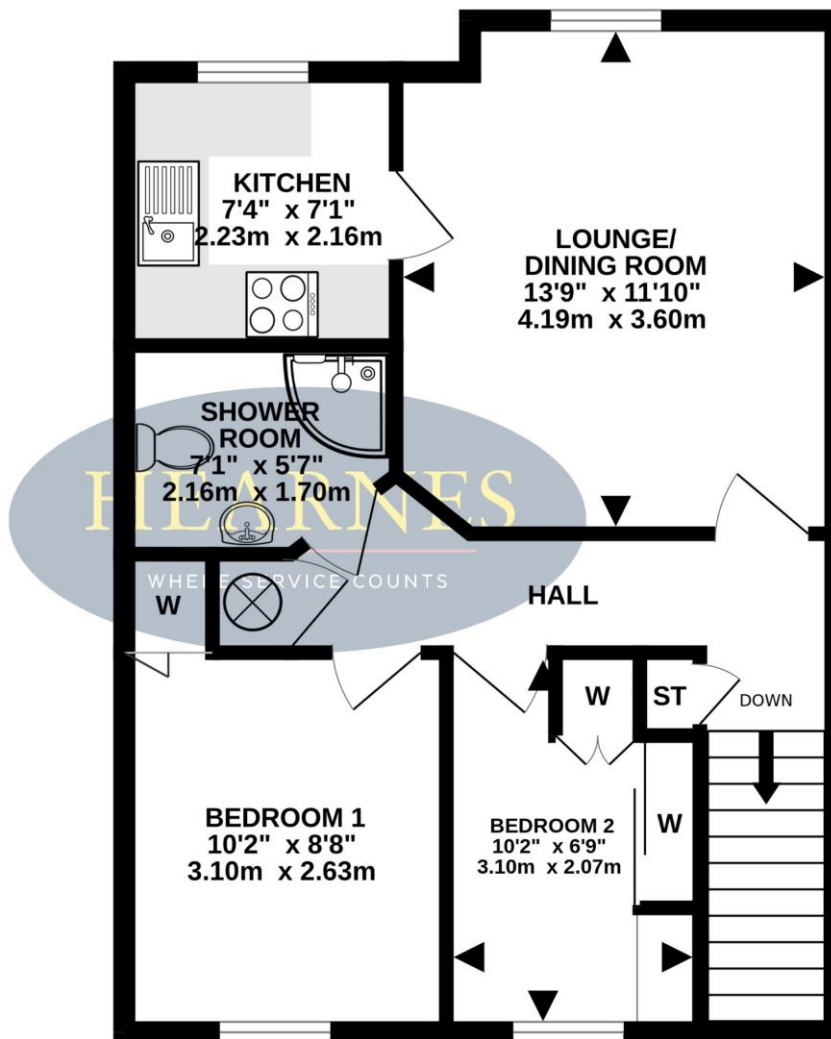
TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

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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GROUND FLOOR
(ENTRANCE)
36 sq.ft. (3.3 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.





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