

**Flat 17 Grace Darling House, Vallis Close,
Baiter Park, Poole Dorset, BH15 1XY**



HEARNES

WHERE SERVICE COUNTS

Flat 17 Grace Darling House, Vallis Close, Baiter Park, Poole Dorset, BH15 1XY

LEASEHOLD PRICE £107,500

Grace Darling House is a retirement development for the over 60s in a fabulous location, moments from the harbour and Baiter Park. Flat 17 is a first floor one bedroom flat with updated kitchen and shower room and enjoys a lovely westerly aspect with views out to the gardens. The flat has double glazing, electric heating and is sold vacant with no forward chain. Grace Darling House contains 28 flats, set over 3 floors and was built in 1989. Facilities include a first floor lounge, laundry, guest suite, part time house manager and attractive communal gardens. There are well kept communal hallways, a passenger lift, Careline alarm services and is 200 meters to the local bus stop.

- One bedroom, first floor flat in a retirement development for the over 60s built in 1989
- Positioned to the rear of the building with views out to the communal gardens and area of greenery beyond
- Modern kitchen with cream shaker style units and wood effect work tops over and integrated oven, electric hob and extractor, freestanding fridge/freezer
- Attractive fully tiled bathroom with walk in double shower, wc, and wash basin fitted into vanity unit
- Main bedroom having built in double wardrobe with sliding doors and a range of fitted furniture to include corner dressing table, bedside tables, wardrobes and over bed storage
- The flat has been updated internally, however would benefit from new carpets
- Double glazing and electric slimline heaters
- Entryphone system and passenger lifts to all floors
- The development has a communal guest lounge, laundry room, guest suite, communal gardens, Careline and a part time house manager
- Communal parking on Vallis Close and Green Road
- Communal garage for mobility scooters
- Pets allowed with permission

Set in a very convenient location being 200m from the harbourside the property is within a short walk of Poole Town Centre and the train station which are approximately half a mile away and just over 500m from Poole Quay. The local bus stop is 200 m away. Poole Park is approximately half a mile away and Whitecliff Harbourside Park is just under a mile away, ideal for walking and enjoying the coastal scenery.

Lease: 99 years from 1986 with 60 years remaining
 Maintenance: Approximately £3066 per annum
 Ground Rent:

COUNCIL TAX BAND: A

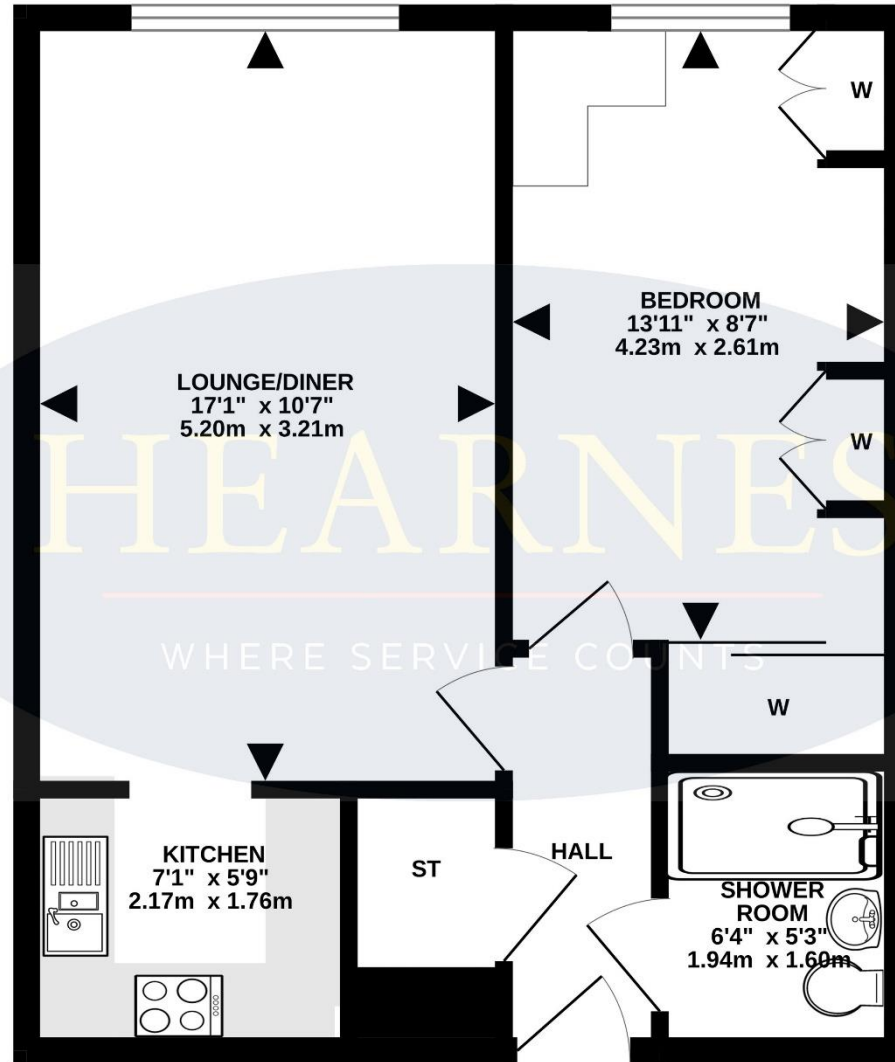
EPC RATING: D



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

TOTAL FLOOR AREA : 391sq.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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1ST FLOOR

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