

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



**HEARNES**

WHERE SERVICE COUNTS

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

## LEASEHOLD PRICE £85,000

Grace Darling House is a retirement development for the over 60s in a fabulous location, moments from the harbour and Baiter Park. Flat 19 is a first floor, well presented one bedroom flat with updated kitchen and shower room and enjoys a lovely outlook with distant harbour views. 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 front of the building with distant views out to the harbour
- Modern kitchen with white shaker style units and work tops over and fitted with free cooker and freestanding fridge/freezer
- Recently updated wet room with walk in double shower, wc, and wash basin
- Main bedroom having built in double wardrobe (freestanding wardrobe to remain)
- The flat is well presented with modern decor
- 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

COUNCIL TAX BAND: A

EPC RATING: D

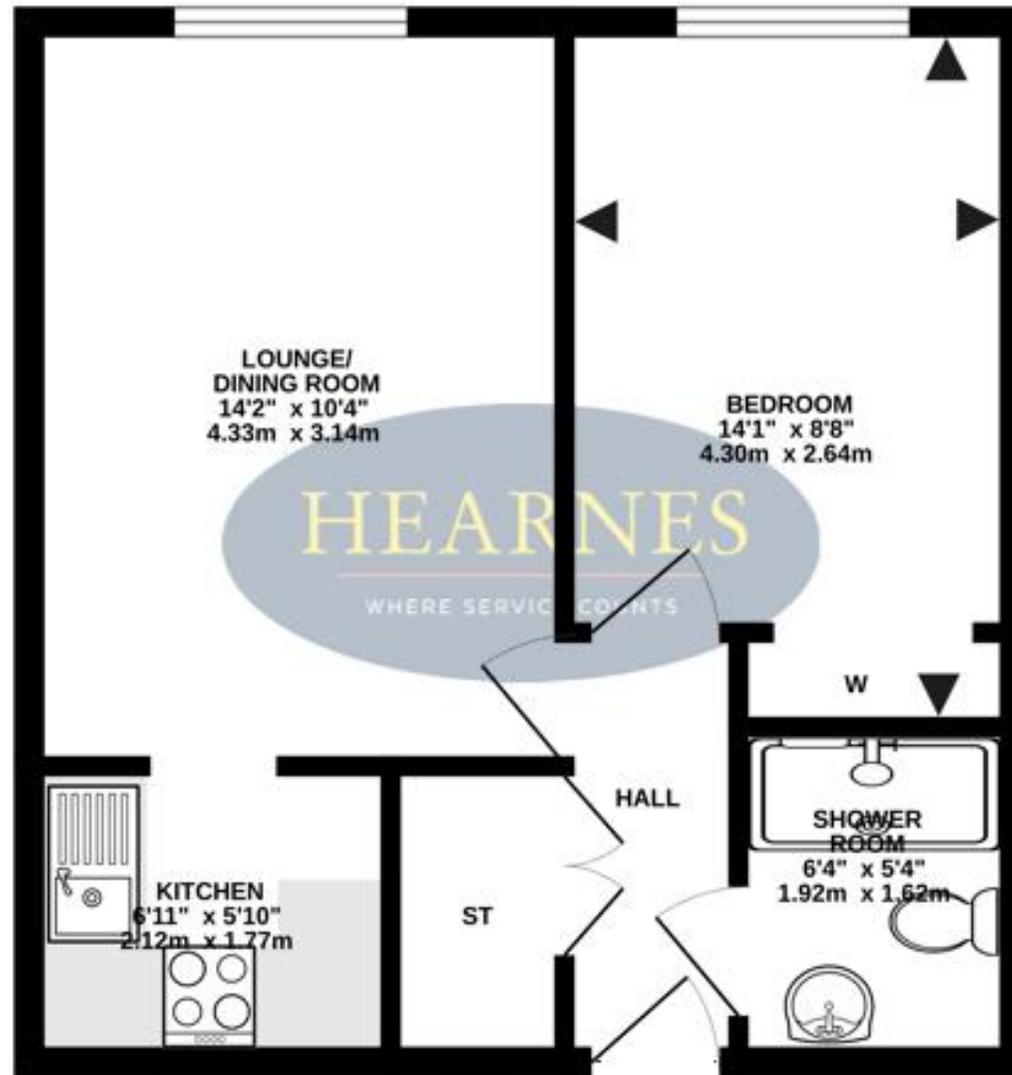
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 376 sq ft. (35.0 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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FIRST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.

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