

**Flat 32 Willow Park, Park Road,
Poole, Dorset, BH14 0JP**



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LEASEHOLD PRICE £70,000

A ground floor one bedroom flat with patio, set in the popular Willow Park Retirement Village. Offering a lounge/dining room with doors to a patio and communal garden, separate kitchen, bathroom and large storage cupboard. 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. Flat 32 is in poor condition and will need updating throughout, however offering a blank canvas to modernise to your taste and choice.

- One bedroom ground floor retirement flat
- Doors out to patio
- Good size walk-in storage cupboard
- Nice position within the block being right near the entrance and looking out onto the rear
- Vacant and sold with no forward chain
- Warden on site from 8:30am – 4pm five days a week
- 24hr care line with emergency pull cords
- Various social activities in the communal lounge
- Electric storage heating and double glazing
- 2 guest suites available
- Door entryphone system and a lift servicing all floors
- Laundry room available in main building
- 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 £2356 Per annum

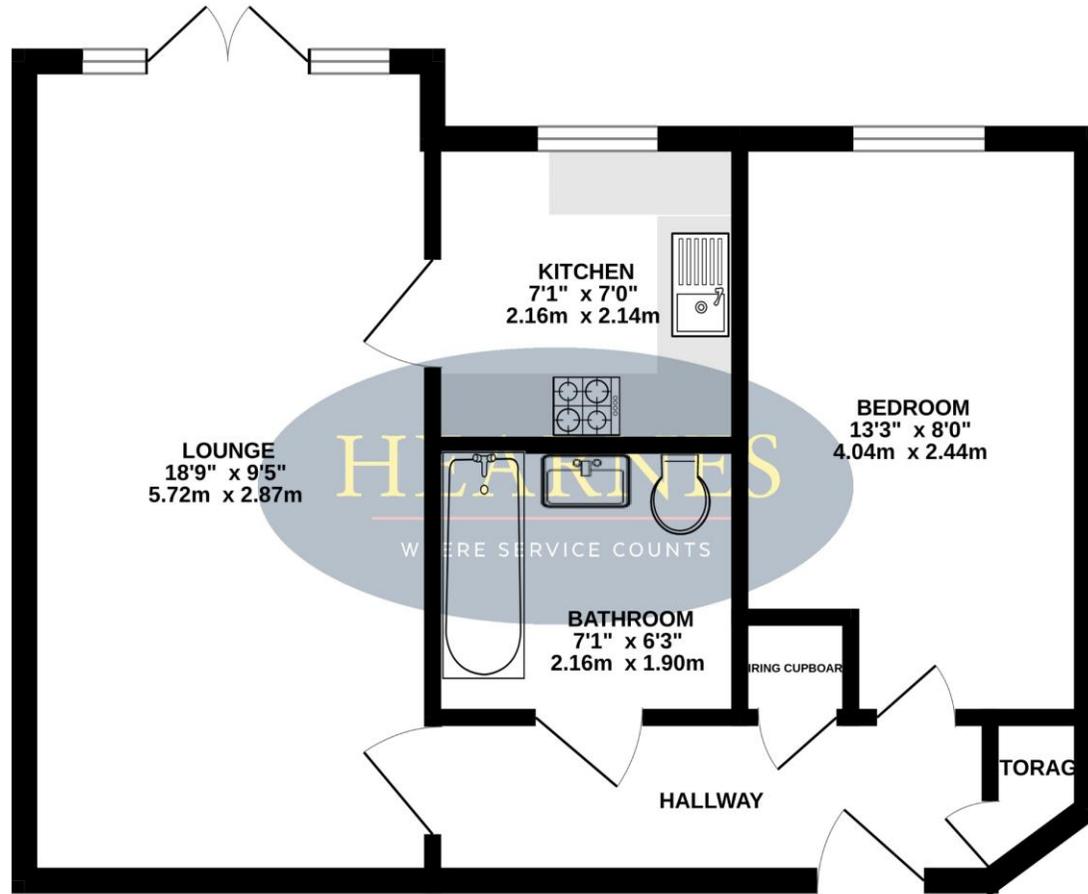
COUNCIL TAX BAND: C EPC RATING: C

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



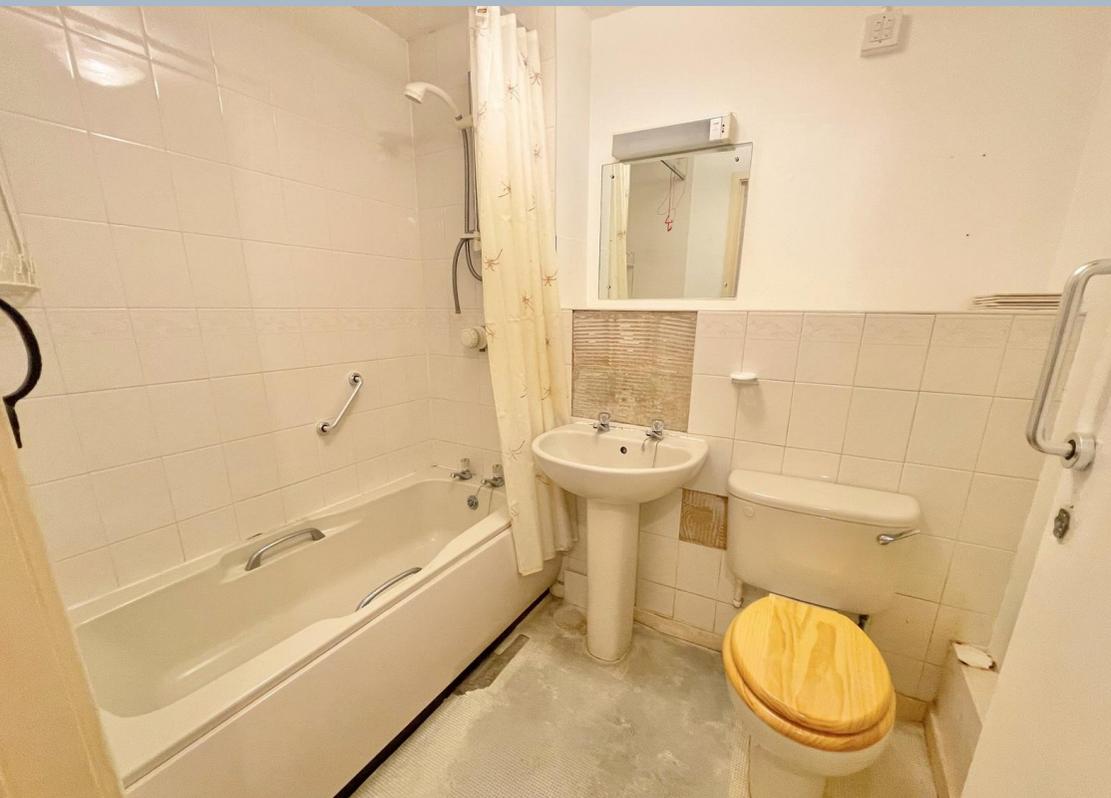


GROUND FLOOR



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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