



Flat 6 Grace Darling House, 9 Vallis Close, Baiter Park, Poole, Dorset BH15 1XY

£134,950 Leasehold

info@anthonydavid.co.uk

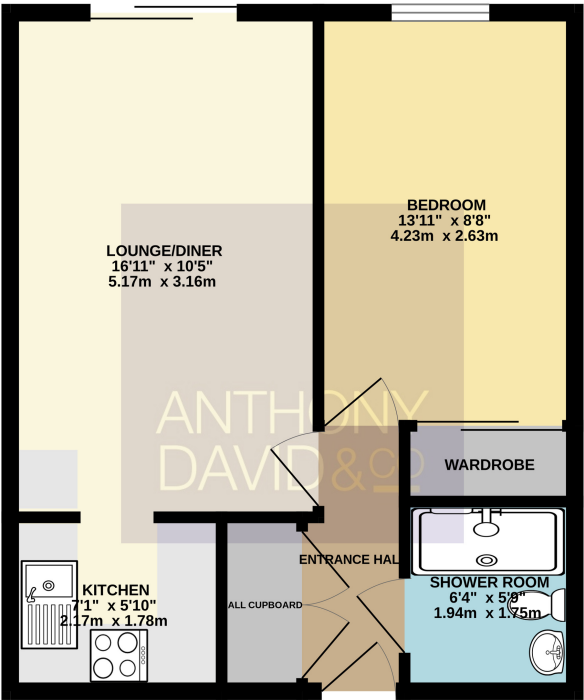
www.anthonydavid.co.uk

01202 677444

**** OVER 60'S RETIREMENT APARTMENT **** A super ground floor one bedroom retirement apartment ideally situated in the sought after Baiter Park just 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. The property has been tastefully refurbished throughout and viewing is essential to not only appreciate its fantastic location but also the accommodation on offer, which comprises: lounge/diner with direct access to the communal gardens, newly fitted stylish kitchen, double bedroom and shower room. Externally there is a patio area accessed via the lounge/diner, residents parking and well maintained communal grounds. Further features of this 'little gem' include: Extended lease, NO GROUND RENT, feature fireplace to lounge, fitted wardrobe to bedroom, dimplex quantum storage heaters (recently fitted), UPVC double glazing, communal lounge and laundry, guest suite and care manager on site.

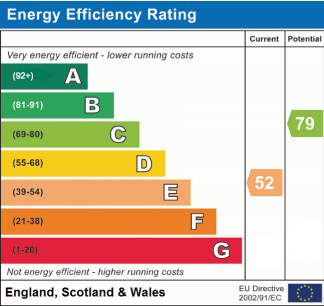
**ANTHONY
DAVID & CO**

GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



- Entrance Hall Doors to
- Lounge/Diner 5.17m x 3.16m (17' 0" x 10' 4")
- Kitchen 2.17m x 1.78m (7' 1" x 5' 10")
- Bedroom 5.0m x 2.63m (16' 5" x 8' 8")
- Shower Room 1.95m x 1.65m (6' 5" x 5' 5")
- Garden Communal
- Parking Residents
- Tenure Leasehold - 147 years remaining
- Service Charge £258 per month
- Council Tax Band A

TOTAL FLOOR AREA: 433 sq.ft. (40.3 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.
Made with Metropix ©2025



Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.