

Flat 15 Willow Park, Park Road, Poole Park, Poole, Dorset BH14 0JP

£160,000 Leasehold

**\*\* RETIREMENT APARTMENT FOR 60+ \*\*** A superb two bedroom first floor purpose built retirement maisonette situated in this enviable location yards from Poole Park with its boating lake, bowling green and eateries. Local shops, amenities and bus routes are also close to hand. This well presented property offers independent living whilst having the security of an on house site manager should you require. The accommodation on offer comprises: lounge/diner, modern fitted kitchen, one double bedroom, one good sized single bedroom and white bathroom suite. The communal facilities/benefits include; residents lounge, residents kitchen, guest suite for overnight visitors and regular social activities. Externally the property is set in well maintained grounds/gardens and has the benefit of first come first serve parking. Further features: NO FORWARD CHAIN, own entrance. stair lift, electric heating and UPVC double glazing.

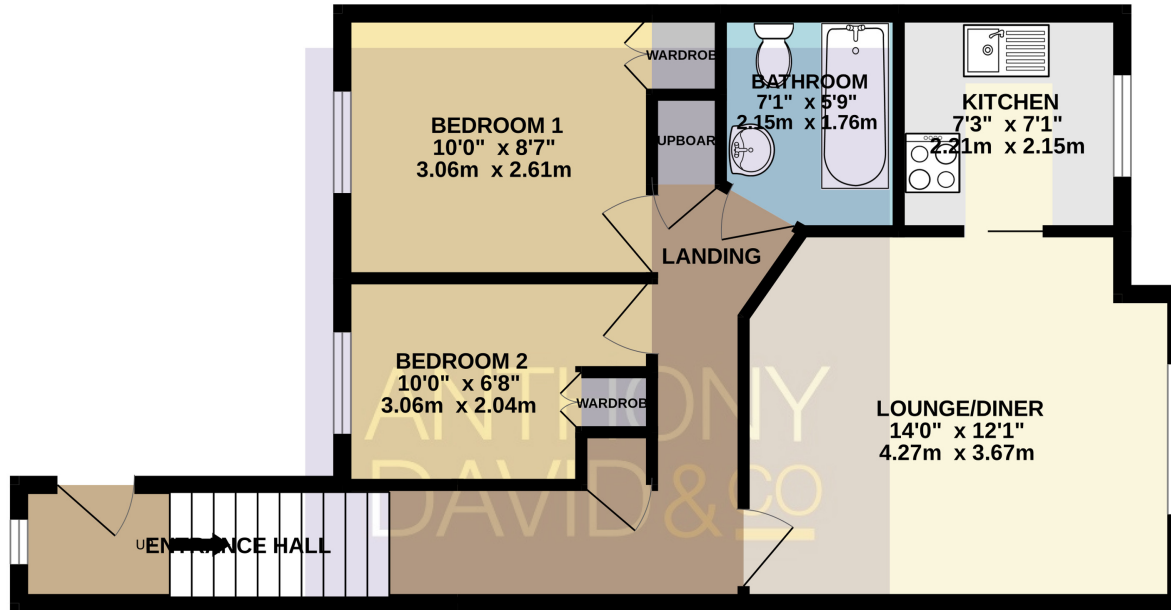
[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444 

**ANTHONY  
DAVID & CO**

**GROUND FLOOR**  
540 sq.ft. (50.2 sq.m.) approx.



Entrance Hall Stairs or stair lift to first floor  
 Lounge/Diner 14' 0" x 12' 1" (4.27m x 3.68m)  
 Kitchen 7' 3" x 7' 1" (2.21m x 2.16m)  
 Bedroom One 10' 0" x 8' 7" (3.05m x 2.62m)  
 Bedroom Two 10' 0" x 6' 8" (3.05m x 2.03m)  
 Bathroom 7' 1" x 5' 9" (2.16m x 1.75m)  
 Parking First come first serve basis  
 Tenure Leasehold - 125 years from 1999  
 Service Charge £1938 per annum  
 Council Tax Band C

TOTAL FLOOR AREA: 540 sq.ft. (50.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
 Property details contained herein do not form part 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.