

**Flat 50 Willow Park, Park Road,  
Poole, Dorset, BH14 0JP**



**HEARNES**

WHERE SERVICE COUNTS



# Flat 50 Willow Park, Park Road, Poole, Dorset, BH14 0JP

## LEASEHOLD PRICE £180,000

A well presented 2 bedroom apartment, set on the second floor in Willow Park Retirement Village. Offering a good sized lounge/dining room, fully fitted kitchen, shower room, large storage cupboard and ensuite shower room in the master bedroom. 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.

- Very well presented 2 bedroom second floor apartment for the over 60's
- Functional lounge/dining room with views looking over the communal grounds
- Separate kitchen to include electric oven, cooker, extractor and space for a freestanding washing machine and fridge/freezer
- Fully tiled shower room to include walk in shower, wash hand basin and wc
- Ensuite shower room from the master bedroom, which is a rarity in the block
- Good size walk in storage cupboard, airing cupboard with newly installed water tank and loft space
- Tucked away position in the block
- Welcoming 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
- Sold with no forward chain!

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: £2453.56 per annum

COUNCIL TAX BAND: C      EPC RATING: C

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.

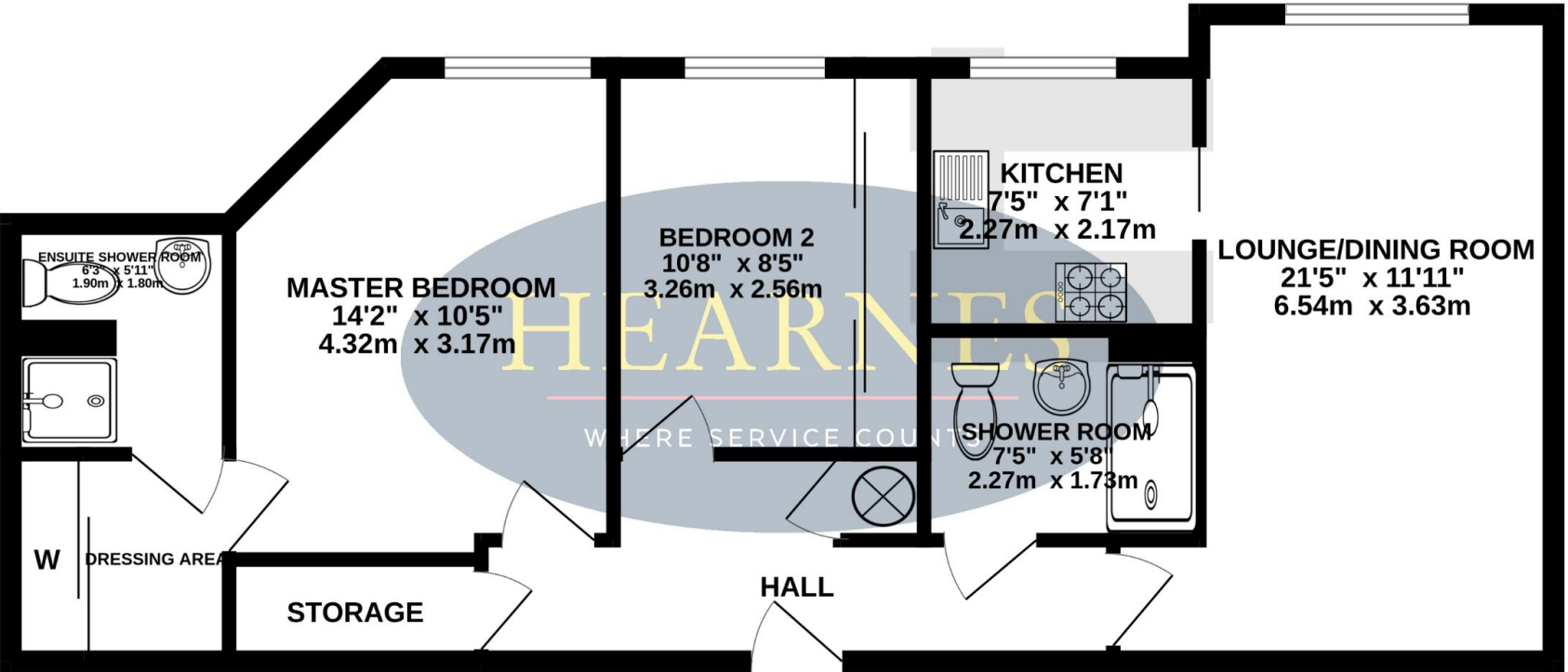








**SECOND FLOOR**  
 647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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









**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE