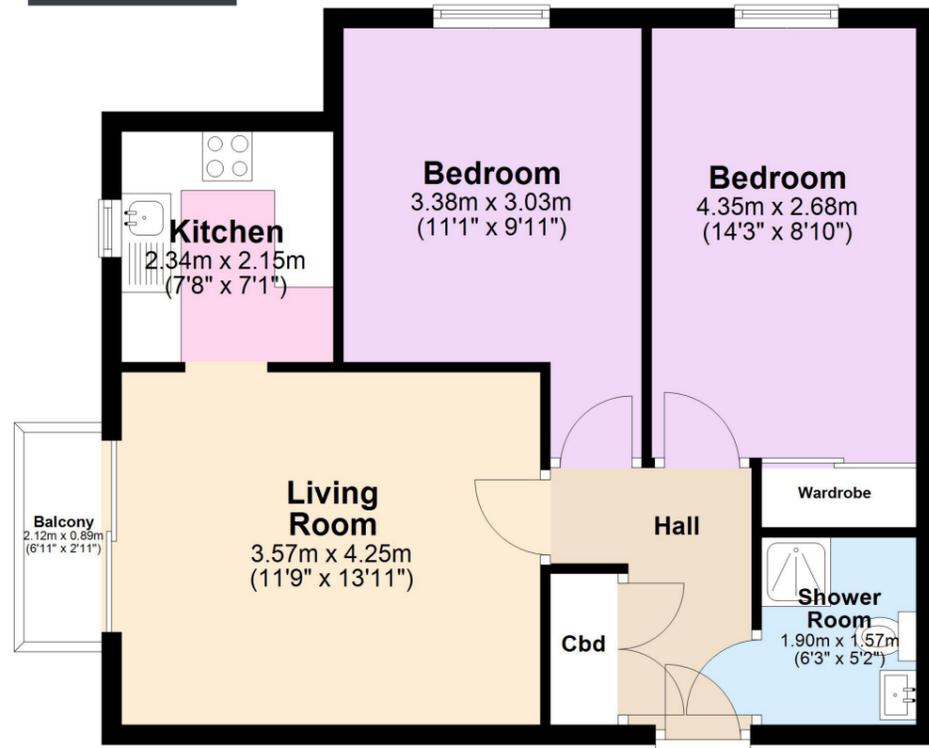




### First Floor



Total area: approx. 54.5 sq. metres (586.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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LINKHOMES  
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**Flat 13 Grace Darling House, Vallis Close, Poole, Dorset, BH15 1XY**  
**Guide Price £140,000**

**\*\* NO FORWARD CHAIN \*\* CLOSE TO BAITER PARK \*\* SOUTH-FACING BALCONY \*\*** Link Homes Estate Agents are pleased to present for sale this two bedroom, first floor, over 60s retirement apartment just moments from Baiter Park. Benefitting from an array of fine features including two double bedrooms with bedroom one offering fitted wardrobes with a mirrored front, a modern kitchen with appliances included, a living room with direct access onto the Southerly-facing balcony, a three-piece shower room, a resident's Lounge and Laundry room and use of the communal garage.

Grace Darling House is a retirement block situated close to Poole Quay, Poole Park, Baiter Park, Poole Hospital, The Bus Station, The Train Station, The Lighthouse (Poole's centre for the arts) and Poole High Street. Built in 1987, Grace Darling House offers a sociable approach with weekly coffee mornings on a Wednesday, games and Dominos on Thursday evenings and Knit and natter on Monday afternoons. The block offers visitor parking and has a guest suite available.



## First Floor

### Entrance Hallway

Ceiling light, wall light, smoke alarm, wooden front door to the side aspect, storage cupboard with the consumer unit, shelving, lighting and the water tank, power points and carpeted flooring.

### Living Room

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed sliding doors to the front aspect leading onto the private balcony, power points, television point and carpeted flooring.

### Kitchen

Ceiling light, smoke alarm, UPVC double glazed window to the front aspect, wall and base fitted units, space for a longline fridge/freezer, integrated 'Hot Point' oven, integrated 'Hot Point' microwave, stainless steel sink with drainer, four-point electric hob with stainless steel extractor fan, tiled splash back, power points and carpeted flooring.

### Bedroom One

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, storage heater, double fitted wardrobe with mirrored front, power points and carpeted flooring.

### Bedroom Two

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, 'Dimplex' storage heater, power points and carpeted flooring.

### Shower Room

Ceiling light, extractor fan, enclosed electric shower with a seat, toilet, wall mounted sink with storage, tiled walls, wall mounted vanity with mirrored front, stainless steel heated towel rail and laminate flooring.



## Outside

### Balcony

Southerly-facing, glass panels with metal balustrades.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: 60 Years Remaining  
Ground Rent: Peppercorn  
Service Charge: £4,343.35 per annum.  
Managing Agents: Lancaster Brooks Limited  
Rentals are permitted, subject to permission from Lancaster Brooks.  
Holiday lets are not permitted.  
Dogs, cats and caged birds are permitted subject to permission from Lancaster Brooks and on a no-nuisance basis.  
EPC: D  
Council Tax Band: B - Approximately £1,753.85 per annum.  
Lift to all floors  
Use of the communal garage  
Residents lounge  
Residents laundry room  
A guest room is available for family members to stay

### Stamp Duty

First Time Buyer: £0  
Moving Home: £300  
Additional Property: £7,300