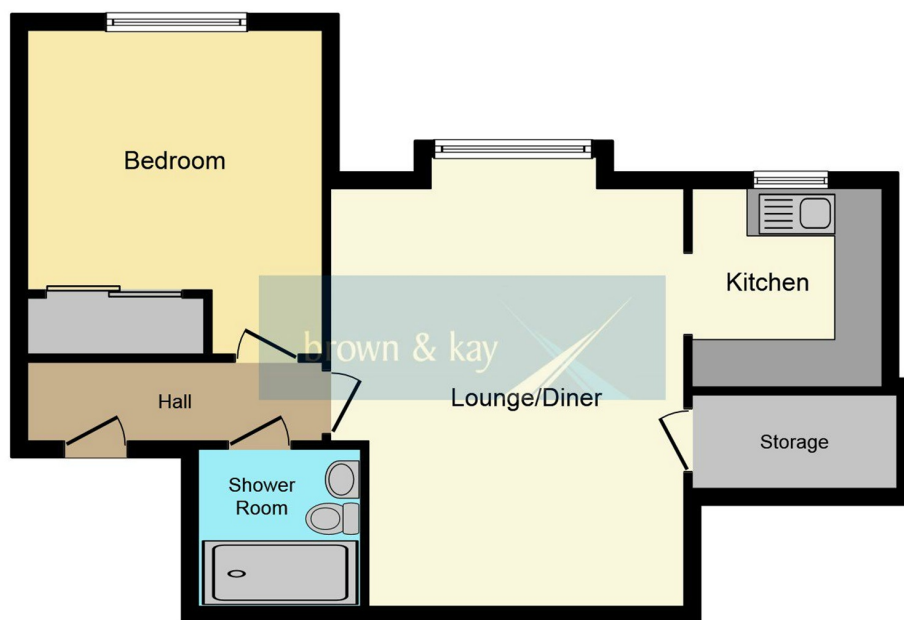




## FLAT 15 GRACE DARLING HOUSE, 9 VALLIS CLOSE, POOLE BH15 1XY

£120,000

- RETIREMENT APARTMENT
- ONE BEDROOM
- SHOWER ROOM
- FIRST FLOOR
- RE-FITTED KITCHEN
- TOWN CENTRE LOCATION



**Floor Plan**

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Occupying a brilliant location within Baiter Park this one double bedroom first floor retirement flat is offered with no forward chain. The property also has an on-site house manager, communal lounge and laundry room. Specifically for the over 60's!

### ENTRANCE HALL

Entry system.

### LOUNGE

15' 8" x 13' 8" (4.78m x 4.17m) Double glazed rear window overlooking the communal gardens, electric heater, walk-in storage cupboard.

### KITCHEN

7' 10" x 6' 7" (2.39m x 2.01m) Double glazed window to the rear overlooking the gardens. Re-fitted kitchen with a range of wall and base units, integrated fridge/freezer, inset hob with oven below, integrated dishwasher.

### BEDROOM

14' 10" x 8' 7" (4.52m x 2.62m) Double glazed window to the rear aspect, double wardrobe.

### SHOWER ROOM

Oversized shower cubicle, low level w.c. and wash hand basin, tiled walls, extractor.

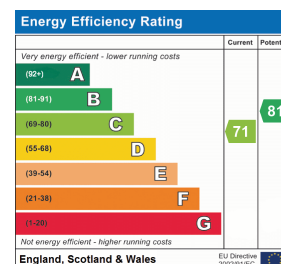
### OUTSIDE

There are various communal garden areas including drying and seating areas.

### TENURE - LEASEHOLD

Length of lease - approximately 61 years remain  
Maintenance & Ground Rent - £2,950.14 per annum including water and sewerage rates.

### COUNCIL TAX - BAND C



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