

FOR SALE



Willow Park, Dorset
Asking Price Of £162,500

MARTIN&CO

Poole Park, Dorset

Asking Price Of £162,500

- ****VIRTUAL TOUR****
- **Private Entrance**
- **No Forward Chain**
- **Over 60's only**
- **Ground Floor**
- **Service charge £1977 pa**
- **94 years left on the lease**

*****VIRTUAL TOUR***NEW INSTRUCTION***** Keys in office, ground floor retirement apartment, private entrance, shared patio. 2 bedrooms, living room, fitted kitchen, bathroom. Good storage, electric heating, communal gardens, visitors parking, communal facilities. Asking price of £162,500.



PORCH Overhead covering, outside security lighting

ENTRANCE HALL 14' 5" x 6' 6" (4.4m x 2.0m) max L-shaped, ceiling light points, storage space, airing cupboard housing hot water cylinder.

LIVING ROOM 17' 9" x 9' 10" (5.42m x 3.0m) Bay window overlooking communal courtyard, serving hatch from kitchen.

KITCHEN 7' 3" x 6' 6" (2.22m x 2.0m) Range of floor and wall mounted units, work tops, sink and drainer, electric oven, hob and extractor fan, space and plumbing for washing machine, space for fridge.

BEDROOM 11' 5" x 8' 10" (3.49m x 2.71m) Window overlooking gardens, built in wardrobes, electric heater.

BEDROOM 8' 9" x 7' 0" (2.69m x 2.15m) Front aspect window, built in wardrobe, electric heater.

BATHROOM Part tiled, bath with separate shower unit over, wash basin with mirror and light over, low flush toilet, extractor fan and Dimplex heater.

OUTSIDE Communal gardens to the rear and shared paved patio to the front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.