

**Flat 22 Grace Darling House,
9 Vallis Close, Poole, BH15 1XY**

**£110,000
Leasehold**



A one bedroom retirement apartment forming part of a small low rise block set within attractive landscaped gardens conveniently situated within a few minutes walk of Poole Quay and Baiter Harbourside Park. The property is presented in lovely condition throughout having been updated in recent years and the accommodation comprises hallway, lounge/dining room, kitchen, double bedroom and a modern shower room. Communal facilities include a residents' lounge, laundry, guest suite and a house manager.

APPROACH Via a secure communal front door into an entrance foyer with lift and stairs to all floors.

HALLWAY Full height built in cupboard housing pressurised water tank with slatted wooden shelving, entry phone.

LOUNGE/DINING ROOM 19' x 9' 7" (5.79m x 2.92m) Double glazed window with window seat having built in storage beneath, ornamental fire surround with raised hearth.

KITCHEN 5' 8" x 4' 9" (1.73m x 1.45m) Comprising single drainer sink unit with chrome mixer tap, range of base units comprising drawers and cupboards with complementary worktops having mosaic tiled splashbacks, stainless steel electric oven with ceramic hob and matching extractor hood above, space for fridge, double glazed Velux window.

BEDROOM 9' 2" x 8' 8" (2.79m x 2.64m) Double glazed Velux window, range of built in chest of drawers and built in double wardrobe.

SHOWER ROOM 6' 4" x 5' 7" (1.93m x 1.7m) Fitted with a contemporary modern white suite comprising low flush WC, corner wash hand basin with cupboard space beneath, double shower enclosure with wall mounted Mira electric shower, access to loft space, chrome heated towel rail, wall mounted electric shaver point.

LEASE Currently 64 years remaining.

MAINTENANCE £245.85 per calendar month.


COUNCIL TAX BAND 'A' This information has been supplied by Bournemouth, Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.



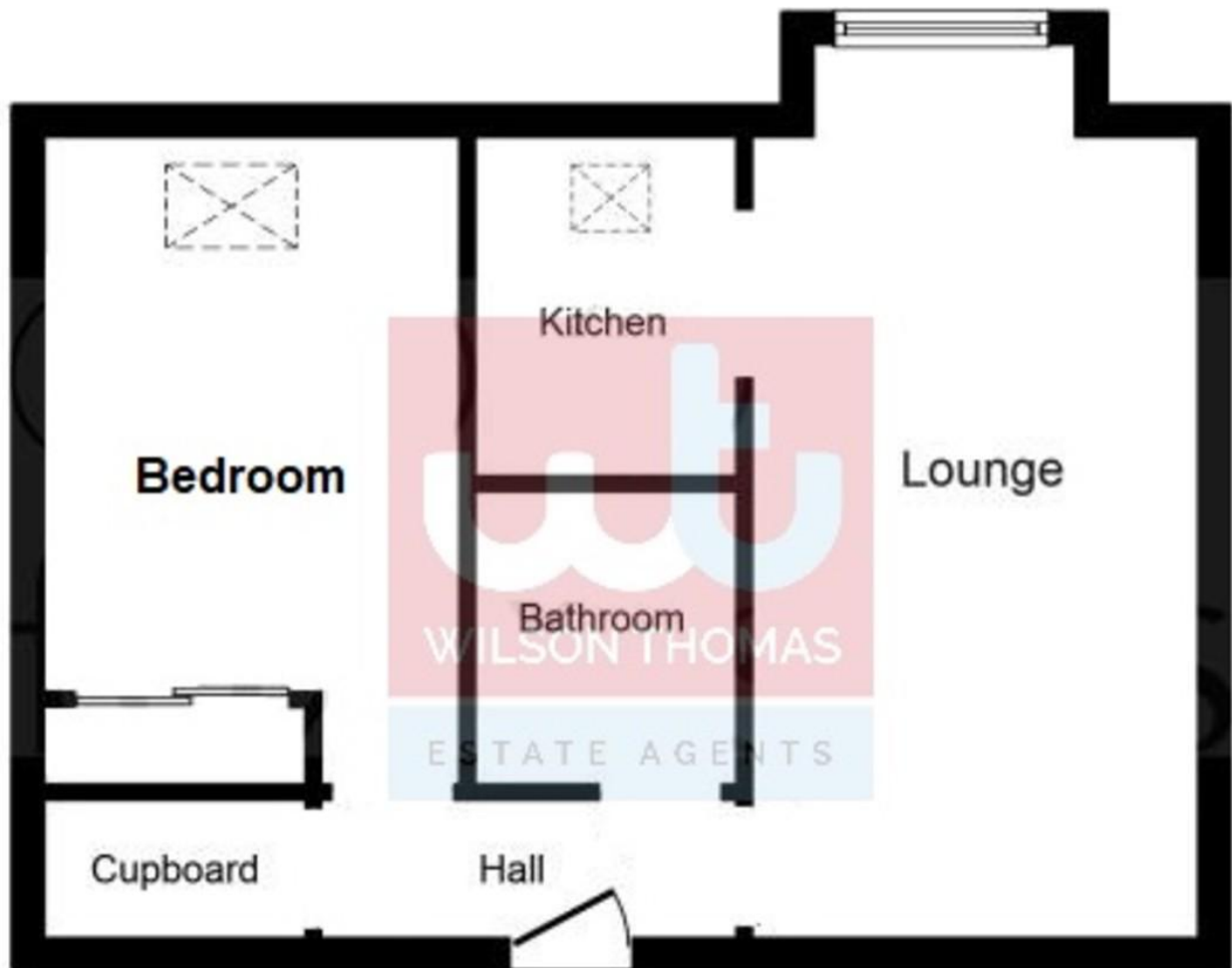
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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 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.

Ref: 14297



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





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