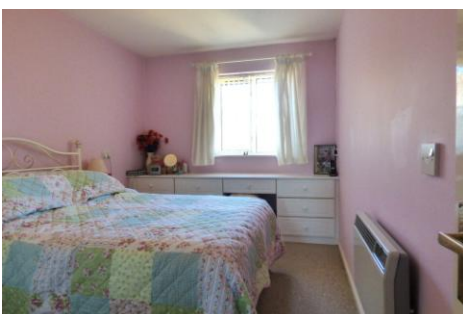


**63 Willow Park,
Park Road, Poole, BH14 0JP**

**£157,500
Leasehold**



A rare opportunity to acquire a two bedroom top floor apartment situated within the popular Willow Park retirement development. The property has been updated in recent years to include a modern kitchen and bathroom and offers spacious and well configured accommodation comprising entrance hall, lounge/dining room, kitchen, two double bedrooms and a bathroom. Willow Park is set within attractive communal grounds and facilities include a residents' lounge/kitchen, laundry room, two guest suites and 24 hour care line service. Pets are permitted.

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

FRONT DOOR Opens into:

ENTRANCE HALL Wall mounted electric heater, entry phone, built in cupboard housing the hot water cylinder with immersion heater, further generous full height built in storage cupboard, loft hatch

LOUNGE/DINING ROOM 16' 8" x 9' 5" (5.08m x 2.87m) A light double aspect room with UPVC windows to the front and side, wall mounted electric heater, ample space for a dining table

KITCHEN 7' 3" x 7' 2" (2.21m x 2.18m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks, single drainer stainless steel sink unit with chrome swan neck mixer tap, built in split level electric oven with four ring ceramic hob and extractor hood above, space and plumbing for automatic washing machine, space for free standing fridge/freezer, UPVC double glazed window

BEDROOM 1 11' 4" x 8' 9" (3.45m x 2.67m) Wall mounted Dimplex electric heater, built in triple wardrobe, range of matching drawers incorporating dressing table, UPVC double glazed window

BEDROOM 2 10' 7" x 8' 2" (3.23m x 2.49m) Wall mounted Dimplex electric heater, UPVC double glazed window

BATHROOM Fitted with a modern white suite comprising panel enclosed bath with wall mounted Mira electric shower, pedestal wash hand basin, low flush WC, part ceramic tiled walls, extractor fan, mirror with electric shaver point and light

LEASE INFORMATION We are informed by the vendor that there are 93 years remaining on the Lease

MAINTENANCE The vendor informs us that this is £186.88 per month

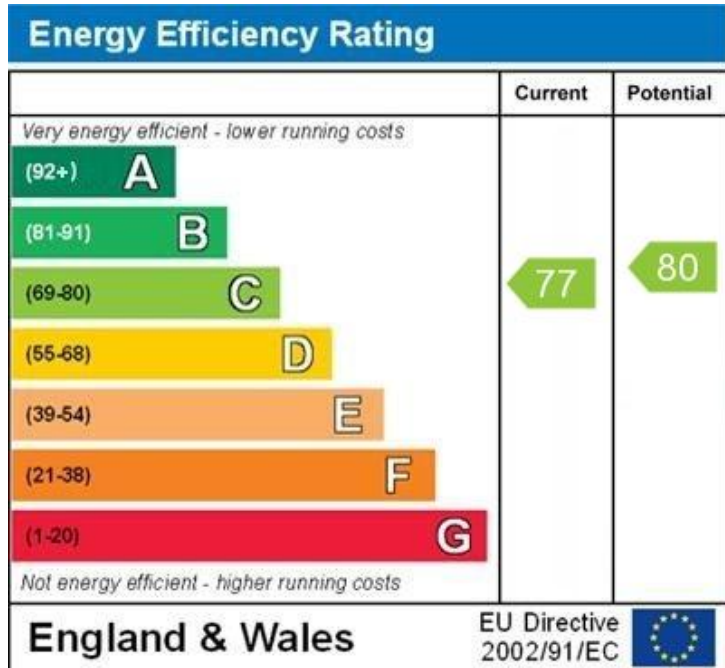
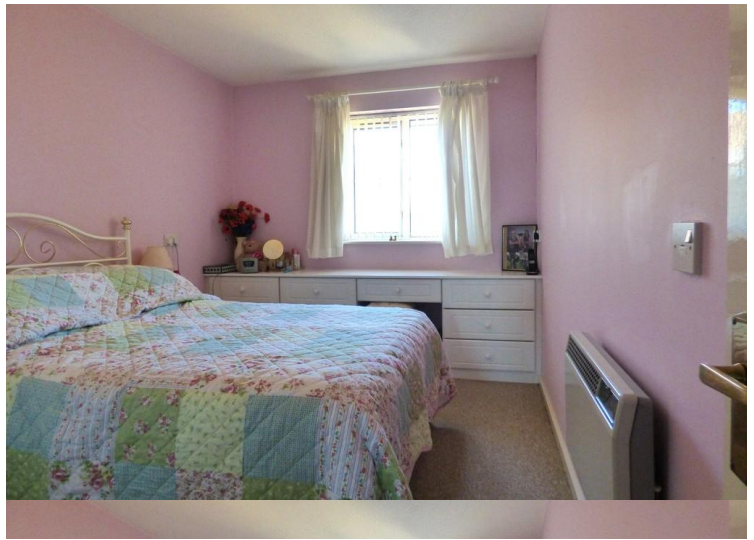
GROUND RENT N/A

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



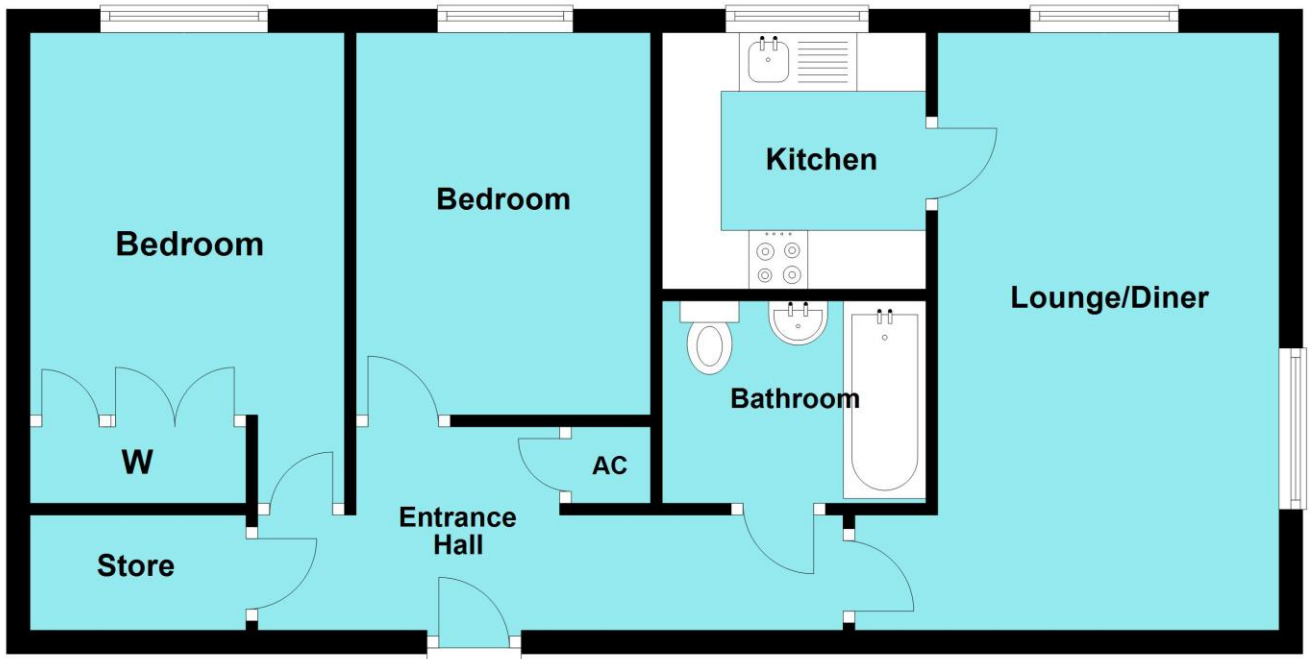
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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: 14834



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Total area: approx. 53.9 sq. metres (580.2 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 or 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.