

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

**£160,000
Leasehold**



A rare opportunity to acquire an immaculate two bedroom ground floor apartment situated within the ever popular Willow Park retirement development. Willow Park is situated within a short level walk of Poole Park and Ashley Cross village and there are bus stops just outside the development which serve both Poole and Bournemouth town centres. The apartment is presented in lovely condition throughout and offers spacious and well laid out accommodation comprising entrance hall, a spacious lounge/dining room with double doors opening onto a private west facing terrace, fitted kitchen with space for a washing machine, two double bedrooms and a modern fitted shower room. Willow Park is set within attractive communal grounds and communal facilities include a residents' lounge/kitchen, laundry room,

APPROACH Through a secure communal front door into:

ENTRANCE FOYER Lift and stairs to all floors. Flat 24 is found on the ground floor.

ENTRANCE HALL Wall mounted electric radiator, built in cupboard housing water tank with immersion heater, generous full height storage cupboard, wall mounted 24 hour care line pull cord and entryphone.

LOUNGE/ DINING ROOM 18' 10" x 11' 2" (5.74m x 3.4m) Wall mounted electric radiator, ample space for a dining table, glazed double doors lead out onto a private west facing patio.

KITCHEN 7' 3" x 7' 1" (2.21m x 2.16m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complimentary worktops having ceramic tiled splashbacks, single drainer sink unit with chrome neck mixer tap, space and plumbing for automatic washing machine, Philips electric oven with matching four ring electric hob and extractor hood above, space for fridge, UPVC double glazed front aspect window, wall mounted electric Dimplex heater.

BEDROOM 1 13' 3" x 8' 11" (4.04m x 2.72m) Double aspect with UPVC double glazed windows to front and side aspects, wall mounted electric radiator.

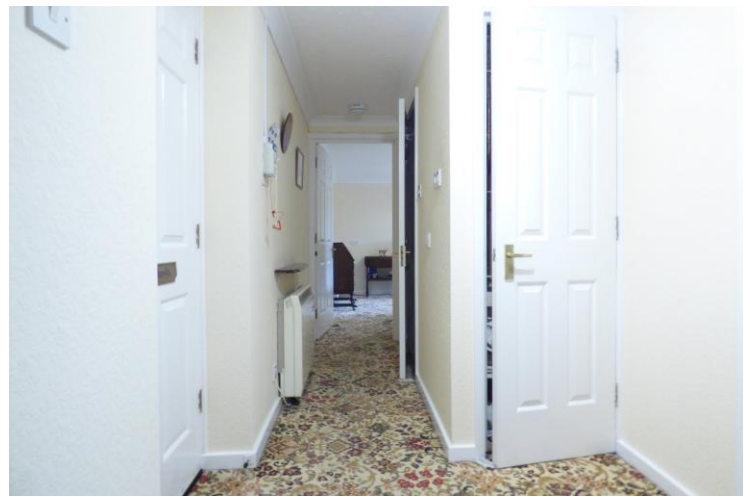
BEDROOM 2 10' 7" x 7' 9" (3.23m x 2.36m) UPVC double glazed front aspect window, wall mounted electric radiator.

BATHROOM Fitted with a modern white suite comprising low flush WC, pedestal wash hand basin, fully tiled double shower enclosure with wall mounted Mira electric shower, ceramic tiled walls, extractor fan, wall mounted Dimplex electric heater.

OUTSIDE Willow Park is set within attractive and well tended communal gardens with seating areas and a patio/terrace. There is also residents parking available on a first come basis.

TENURE Leasehold. The property has 92 years remaining left on the lease. We understand that pets are generally accepted in this property, but we would suggest you check the Willow Park website for terms and conditions.

SERVICE CHARGE We have been informed this is currently £2,242.56 per annum to include Ground Rent.



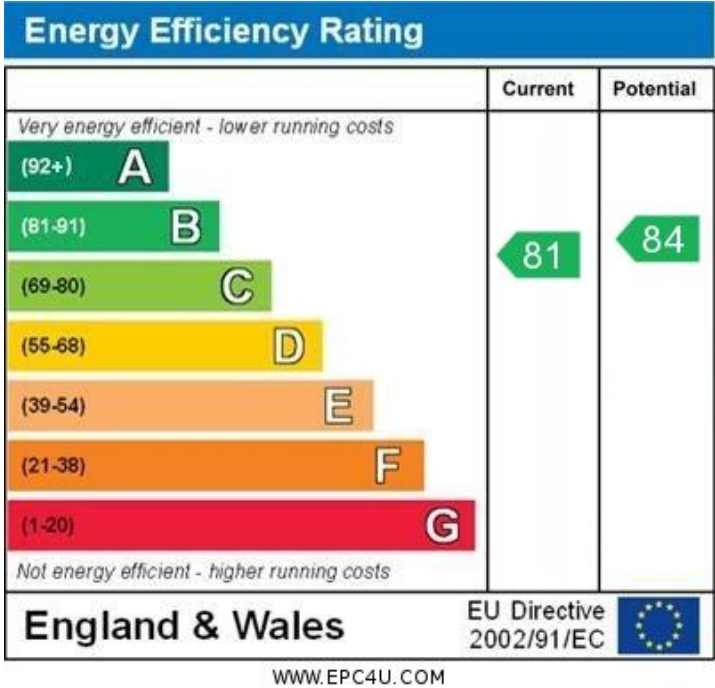
COMMUNAL FACILITIES Within the main block there is a residents' lounge, laundry, two guest suites and a house manager.

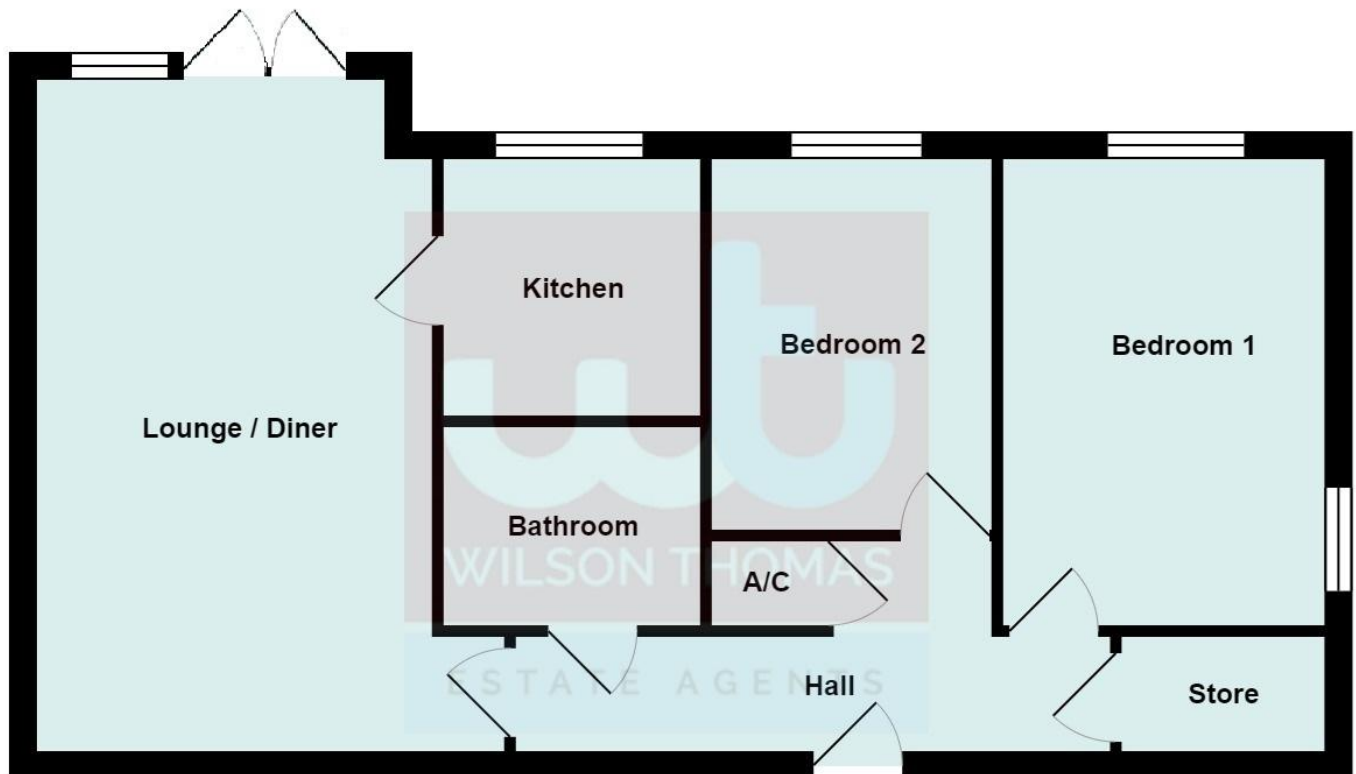
CARE LINE There is a 24 hour care line available .

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: 14935





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