

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

**£140,000  
Leasehold**

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**A two bedroom first floor apartment situated within the ever popular Willow Park retirement development which is ideally situated being within a short level walk of Poole Park and Ashley Cross village. The apartment is presented in good condition throughout and offers spacious and well laid out accommodation comprising entrance hall, a spacious lounge/dining room, fitted kitchen with, two double bedrooms and a shower room. Willow Park is set within attractive communal grounds and communal facilities include a residents' lounge/kitchen, laundry room, two guest suites, resident house manager and 24 hour care line service. Pets are permitted at Willow Park and the flat is offered with vacant possession.**

**APPROACH** Through a secure communal front door into:

**ENTRANCE FOYER** With lift and stairs to all floors. Flat 40 is on the first floor.

**ENTRANCE HALL** Wall mounted storage heater, large full height built in storage cupboard with fitted shelving and electric consumer unit, further cupboard housing the water tank with immersion heater, wall mounted entry phone and care line alarm.

**LOUNGE/DINING ROOM** 18' 11" x 9' 6" (5.77m x 2.9m) UPVC double glazed bay window with window seat, wall mounted storage heater, ample space for a dining table.

**KITCHEN** Fitted with a range of units comprising base and wall mounted drawers and cupboards with roll top worksurface areas having ceramic tiled splashbacks, split level electric oven, four ring electric hob with stainless steel extractor hood above, space and plumbing for automatic washing machine, one and a half bowl stainless steel sink unit, UPVC double glazed window.

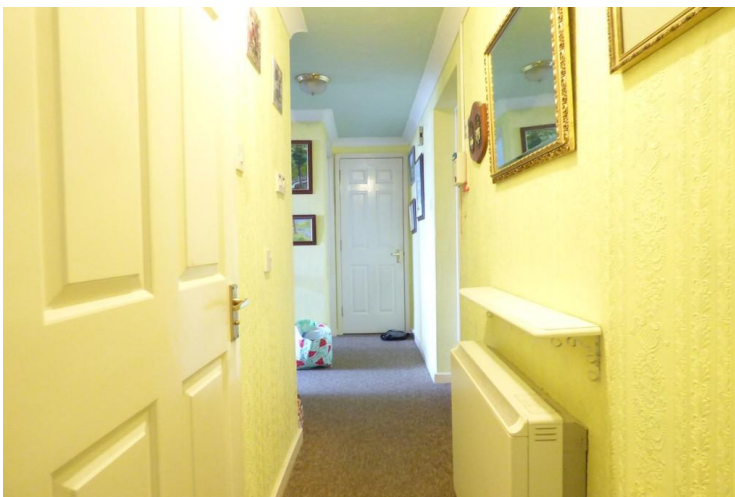
**BEDROOM 1** 13' 3" x 9' (4.04m x 2.74m) UPVC double glazed window, wall mounted electric Dimplex electric heater, range of fitted bedroom furniture comprising dressing table with chest of drawers, built in wardrobes, fitted cupboards and bedside units.

**BEDROOM 2** 10' 8" x 7' 10" (3.25m x 2.39m) UPVC double glazed window, range of built in furniture comprising dressing table, fitted shelving, drawers, cupboards and wardrobes, wall mounted Dimplex electric heater.

**WET ROOM** Wall mounted mains shower, wash hand basin with cupboards beneath, low flush WC, fully ceramic tiled walls, extractor fan.

**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.

**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.

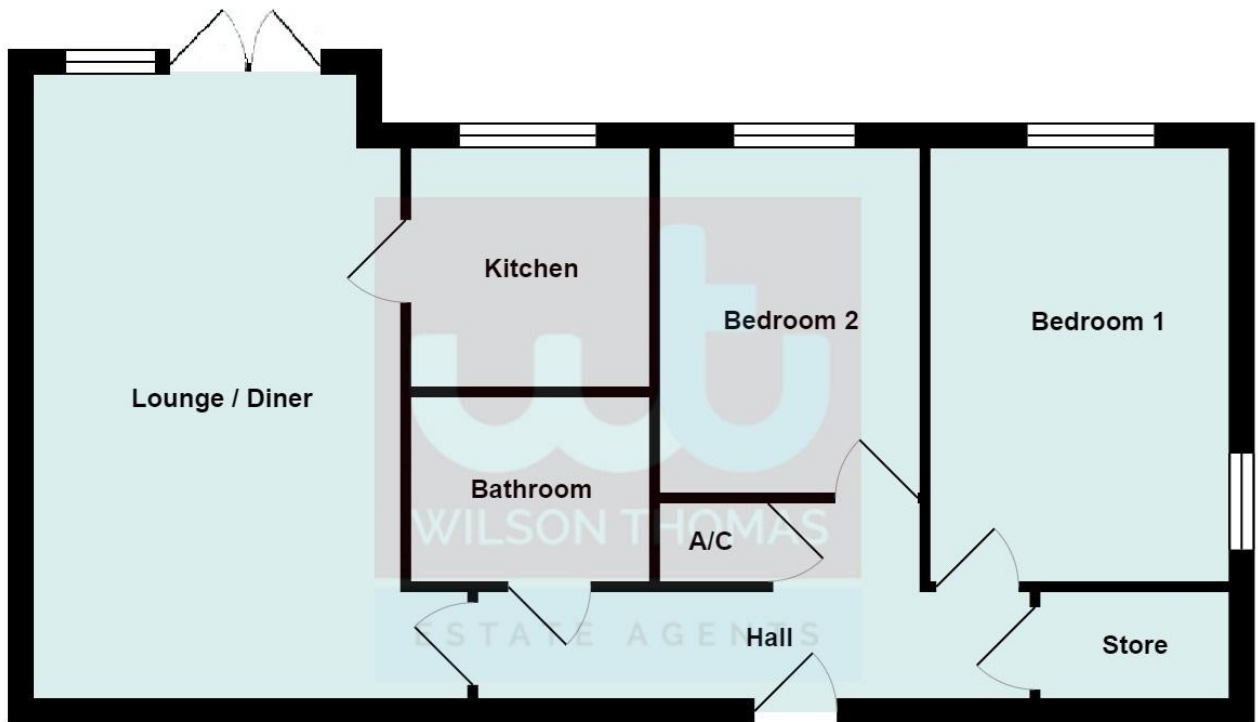
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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