

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

**£139,950
Leasehold**



A two bedroom first floor retirement apartment conveniently situated within a few minutes walk of Poole Park and bus routes to Poole and Bournemouth. The apartment forms part of a small number of mews style properties which have the benefit of their own private access. The property is now in need of some updating and comprises hallway, lounge/dining room, kitchen, two bedrooms and a bathroom.

APPROACH The property has the benefit of its own private entrance with covered storm porch having pitched tiled roof, outside light, intercom and front door leading to:

ENTRANCE VESTIBULE Small UPVC double glazed front aspect window, staircase to first floor

FIRST FLOOR LANDING Built in storage cupboard, wall mounted electric radiator, loft hatch, built in cupboard housing hot water tank

LOUNGE/DINER 14' 2" x 11' 11" (4.32m x 3.63m) UPVC double glazed front aspect window, wall mounted electric radiator, glazed panelled sliding door to:

KITCHEN 7' 2" x 6' 11" (2.18m x 2.11m) Fitted with a simple range of base and wall mounted units with complementary worksurface areas having ceramic tiled splashbacks, single bowl single drainer sink unit with mixer tap, space for electric cooker, space and plumbing for automatic washing machine, space for fridge, UPVC double glazed front aspect window

BEDROOM 1 9' 11" x 8' 7" (3.02m x 2.62m) UPVC double glazed rear aspect window, built in wardrobe with hanging rail and shelf

BEDROOM 2 6' 3" x 7' 8" (1.91m x 2.34m) UPVC double glazed rear aspect window, built in wardrobe with hanging rail and shelf

BATHROOM Fitted with panel enclosed bath with mains shower with fully tiled ceramic splashbacks, low flush WC, pedestal wash hand basin with ceramic tiled splashback, mirror and light above, wall mounted electric heater

WILLOW PARK Willow Park is a retirement development situated within its own grounds between Ashley Cross village and Poole Park. There is a communal social room with kitchen and a house manager based in the main building during office hours. Each apartment is connected via a Call Line to a staffed call centre 24 hours in case of emergency or assistance. The property is also ideally located on the M1/2 bus routes providing access to Poole and Bournemouth Town Centre. Poole also has a main line station with London Waterloo service.

LEASE The property is held on a 125 year lease from June 1999.

SERVICE CHARGE £1938 per annum.

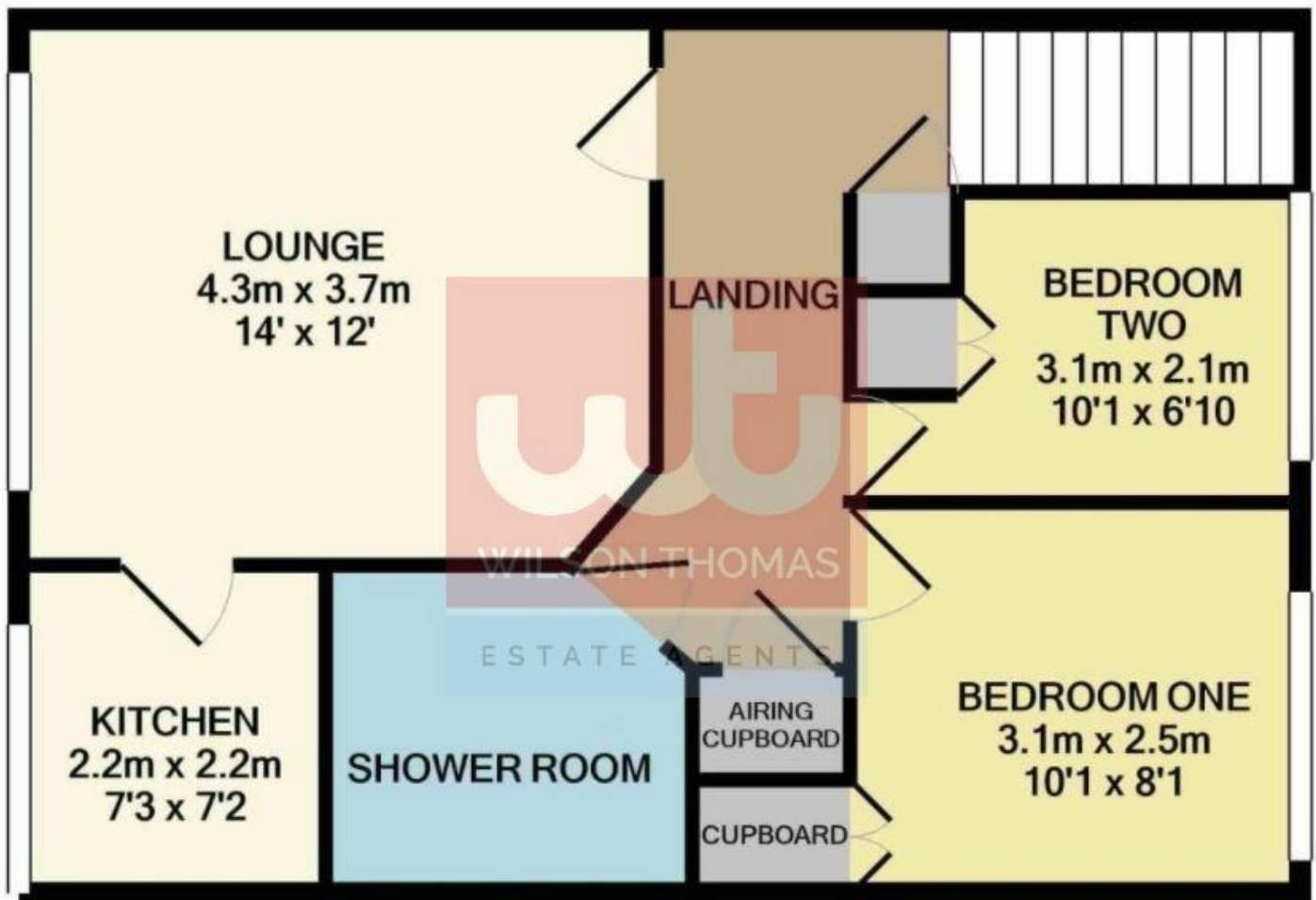


COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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