

**Flat 6 Grace Darling House,  
Vallis Close, Baiter Park, Poole,  
BH15 1XY**

**£124,950  
Leasehold**



**A one bedroom ground floor flat forming part of a small low rise block of retirement apartments situated close to Poole town centre, the Quay and Baiter Harbourside Park. The property enjoys a pleasant outlook over the well tended communal gardens and has the benefit of a small private patio and a recently extended lease. The accommodation comprises hallway, sitting room, kitchen and bathroom. Communal facilities include a residents' lounge, laundry, guest suite and a house manager. Offered with no forward chain.**



**APPROACH** A secure communal front door with entry phone opens into a foyer with a lift and stairs to all floors

**ENTRANCE HALL** Large built-in full height storage cupboard, wall mounted entry phone. Doors off to:

**SITTING ROOM** 17' x 10' 4" (5.18m x 3.15m) A UPVC double glazed sliding patio door gives lovely views over the communal garden and gives access to a small private patio, ornamental fire surround with inset electric fire. Archway through into the:

**KITCHEN** 7' 1" x 5' 10" (2.16m x 1.78m) Fitted with a simple range of base and wall mounted drawers and cupboards with roll top work surface areas having ceramic tiled splashbacks, single drainer stainless steel sink unit with mixer tap, space for electric cooker, space for fridge/freezer.

**BEDROOM** 13' 9" x 8' 7" (4.19m x 2.62m) UPVC window with views over the communal gardens, built-in mirror fronted wardrobe with sliding door.

**BATHROOM** Fitted with a white suite comprising a close panelled bath with wall mounted Mira electric power shower, rail and curtain, tiled splashbacks, low flush w.c, pedestal wash hand basin, ceramic tiled walls, wall mounted electric heated towel rail, extractor fan, wall mounted electric heater.

**TENURE** We understand that there are 168 years remaining on the lease.

**NOTE:** We have been informed that a purchaser may bring an existing pet with them, but we would suggest that this, along with any specified conditions is checked by your legal representative.






**SERVICE CHARGE** We are informed is approximately £245.00 per month, which includes the water rates, Careline, communal cleaning, building insurance and the ground rent.

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

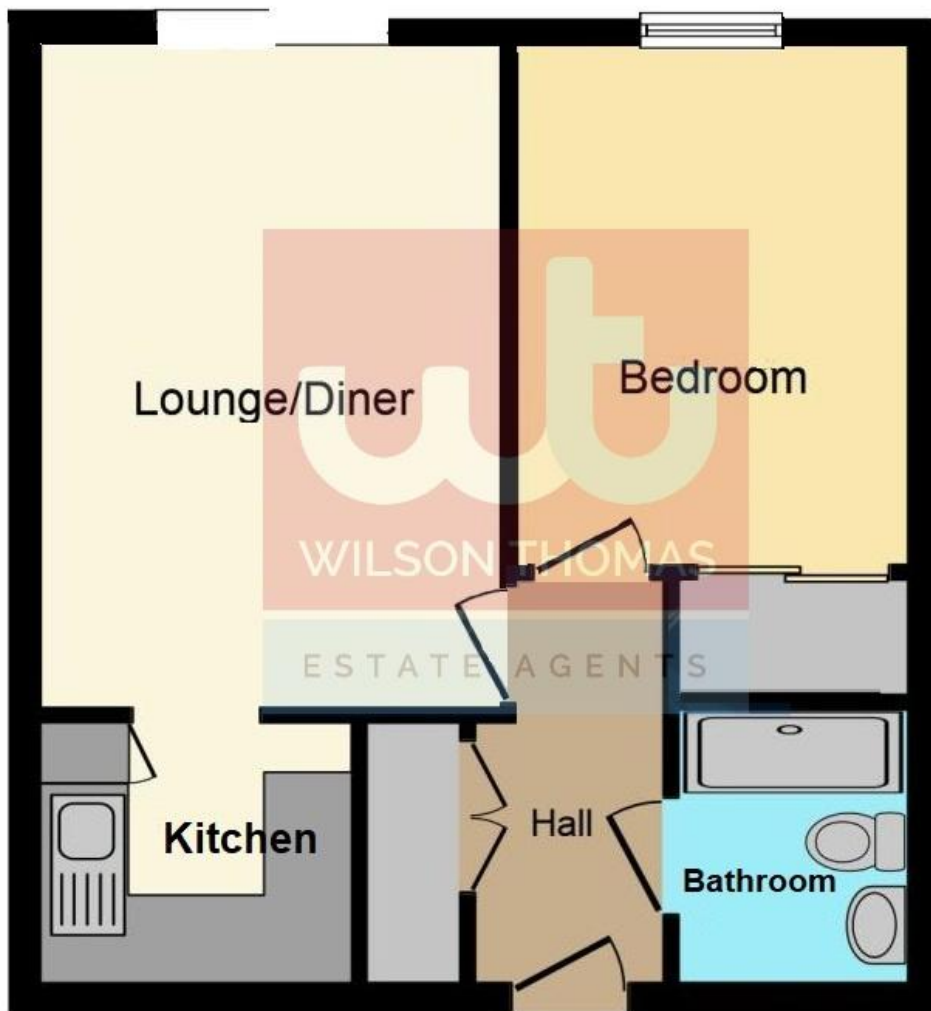
**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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: 14019**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	







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