

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

**£155,000  
Leasehold**

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**A rare opportunity to acquire a two bedroom ground floor retirement apartment conveniently situated within a few minutes walk of Poole Park and bus routes to both Poole and Bournemouth. The accommodation comprises hallway, lounge/dining room, kitchen, two double bedrooms and a bathroom. The development is set within attractive communal grounds and 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** The apartment is approached through a secure communal doorway into an entrance foyer with lift and stairs to all floors. Flat 31 is situated on the ground floor.

**FRONT DOOR** Leads through to:

**ENTRANCE HALL** Wall mounted electric radiator, built in cupboard housing hot water cylinder, further large built in storage cupboard

**LOUNGE/DINING ROOM** 16' 7" x 9' 5" (5.05m x 2.87m) A light double aspect room with two UPVC double glazed windows overlooking communal gardens, fire surround, two wall mounted electric radiators

**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 complementary worksurfaces areas having ceramic tiled splashbacks, inset single bowl stainless steel sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, space and plumbing for automatic washing machine, UPVC double glazed window overlooking communal gardens

**BEDROOM 1** 11' 5" x 9' (3.48m x 2.74m) UPVC double glazed window overlooking communal gardens, wall mounted electric radiator, range of fitted bedroom furniture including fitted wardrobes, built in chest of drawers and bedside units

**BEDROOM 2** 10' 7" x 7' 10" (3.23m x 2.39m) UPVC double glazed window overlooking communal gardens, wall mounted radiator

**BATHROOM** Comprising fully tiled double shower enclosure with wall mounted electric power shower, pedestal wash hand basin, low flush WC, part ceramic tiled walls, extractor fan, mirror with light and electric shaver point above

**TENURE** Leasehold with 104 years remaining

**SERVICE CHARGE** £1800 per annum

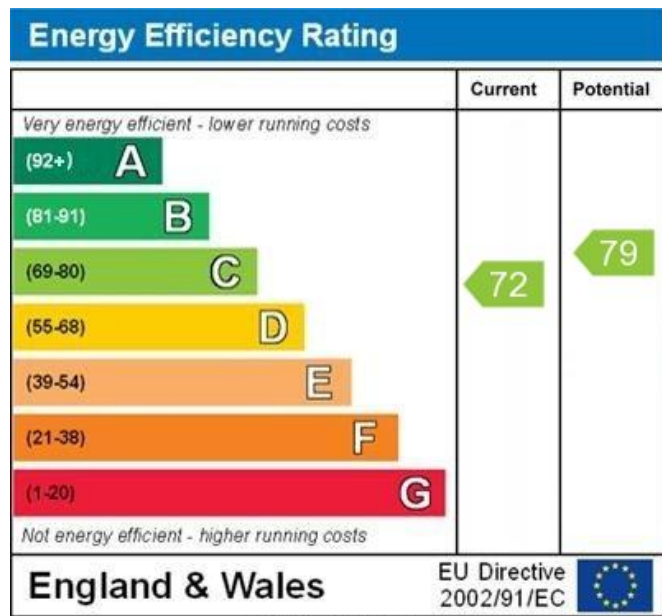
**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.



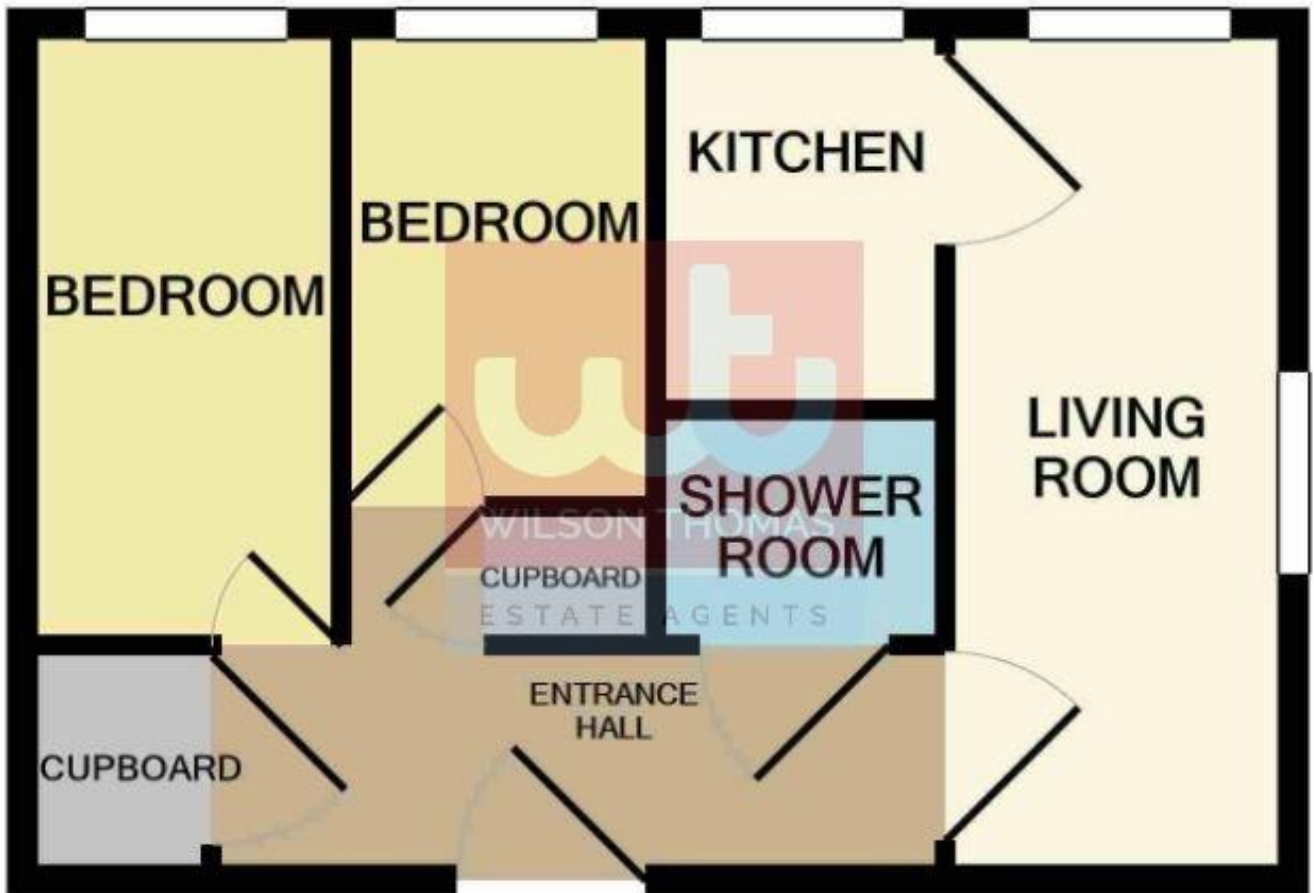
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**Ref: 14141**



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