WILSON THOMAS
ESTATE AGENTS







63 Willow Park, Park Road, Poole BH14 0JP

* No Forward Chain * Conveniently situated close to Poole Park and a short walk from Ashley Cross lies this recently fully redecorated two bedroom pet friendly top floor retirement apartment located within the popular Willow Park development.

EPC: 77 **Council Tax Band:** C **Price:** £129,950 Leasehold

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Key Features

- TWO BEDROOM RETIREMENT APARTMENT
- SITUATED WITHIN A FEW MINUTES LEVEL WALK OF POOLE PARK AND BUS ROUTES
- RESIDENTS' LOUNGE/KITCHEN
- TWO GUEST SUITES AVAILABLE FOR VISITORS
- COMMUNAL LAUNDRY
- RESIDENT HOUSE MANAGER
- 24 HOUR CARE LINE
- ATTRACTIVE COMMUNAL GARDENS
- 89 YEARS REMAINING ON THE LEASE
- £224.81 PER MONTH MAINTENANCE CHARGE, NO GROUND RENT PAYABLE

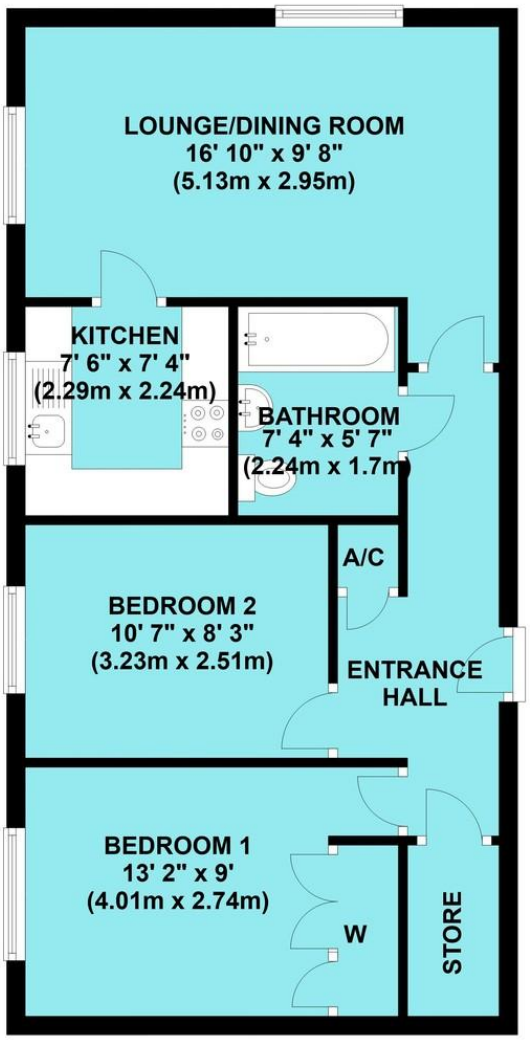
The Property

A communal lobby with stairs and lift to all floors provides access to the top floor and up to the personal front entrance door of the apartment. The entrance hallway comprises of a wall mounted electric heater, entry phone, built in cupboard housing the hot water cylinder with immersion heater, further generous full height built in storage cupboard and a loft hatch.

The light dual aspect lounge dining room leads to a modern contemporary kitchen overlooking the communal grounds with integrated Bosch oven and grill, electric hob and space for a washing machine.

There are two bedrooms with the master benefiting from fitted wardrobes, and a spacious white three piece bathroom suite then completes the accommodation.

Willow Park is set within attractive communal grounds and facilities include a residents' lounge/kitchen, laundry room, two guest suites and 24 hour care line service. There is residents' parking on a first come first served basis. Offered for sale with No Forward Chain.



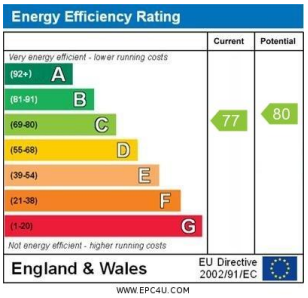
Total area: approx. 53.9 sq. metres (580.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.









All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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