

GREYS

ESTATE AGENTS



WILLOW PARK, 1 PARK ROAD, POOLE, BH14 0JP

£149,950

- Two Bedrooms
- Private Entrance
- Close To Poole Park / Ashley Cross
- Communal Lounge & Laundry Room
- No Forward Chain
- 1st Floor Retirement Apartment
- Age Restricted For Over 60's
- On Site Manager
- Communal Parking
- Early Viewing Strongly Advised

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Willow Park, 1 Park Road, Poole BH14 0JP

NO FORWARD CHAIN / TWO BEDROOM FIRST FLOOR RETIREMENT FLAT FOR THE OVER 60'S / PRIVATE ENTRANCE
>>> Greys Estate Agents are delighted to offer for sale this first floor retirement maisonette apartment situated in the sought after Willow Park development for the over 60's, situated close to Poole Park and Ashley Cross. The property is well proportioned and comprises: Two bedrooms, lounge, kitchen and a shower room. Other benefits include UPVC double glazing, electric heating, residents parking, communal grounds with patio and seating areas, guest suites for visitors, use of laundry room, communal residents lounge and social committee. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



LOUNGE

12'1" x 11'5" (3.7 x 3.5)

KITCHEN

7'2" x 6'11" (2.19 x 2.13)

BEDROOM ONE

10'0" x 8'2" (3.05 x 2.50)

BEDROOM TWO

9'11" max x 6'7" (3.03 max x 2.01)

SHOWER ROOM

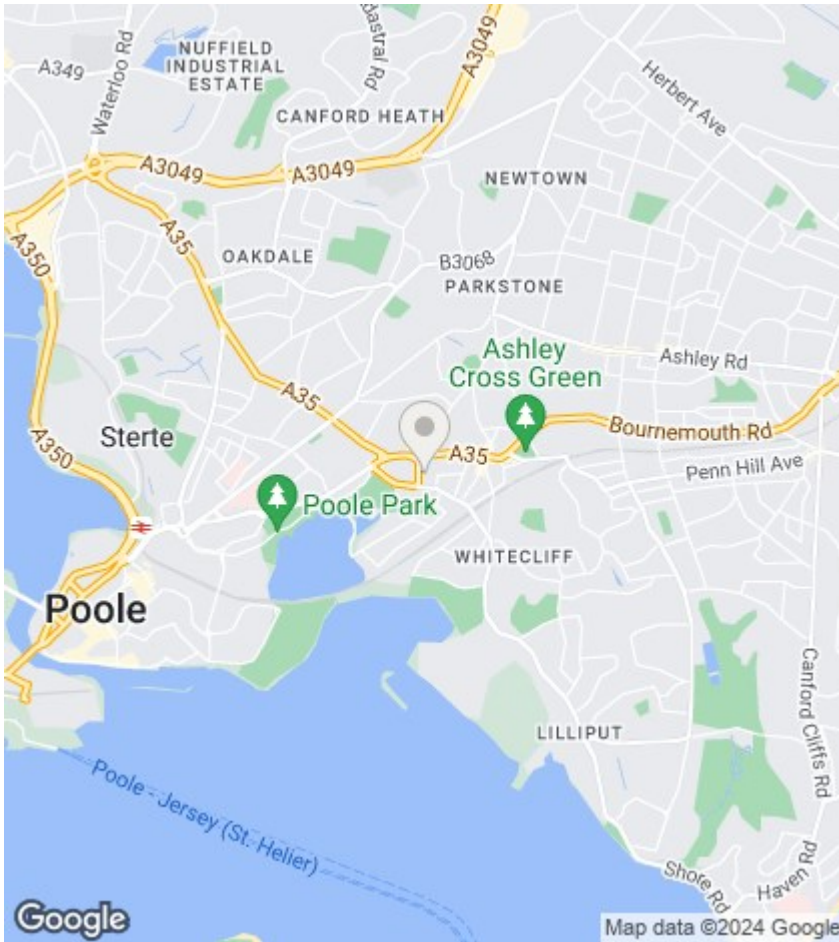
6'10" x 5'6" (2.10 x 1.70)

ADDITIONAL INFORMATION

Lease - approx 91 years (not verified)

Service Charge - £2242.86

Council Tax Band - C



Directions

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

