



A well presented two bedroom first floor maisonette in an over 60's development (partner can be below 60), development with own entrance on the ground floor (staircase suitable for stair lift). Situated in this attractive development convenient for Poole Park, Ashley Cross, and travel routes to local beaches, and Poole Town Centre.

The accommodation offers entrance lobby, first floor hall, living room, kitchen, shower room and two bedrooms.

The property also benefits from UPVC double glazing, modern heating with upgraded electrics, Careline alarm system, car parking for residents and visitors.

Main block has house manager, communal grounds with patio and seating areas, two guest suites for visitors, communal residents' lounge and social committee. Offered with no forward chain.



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Accommodation offers entrance lobby, first floor hall, living room, kitchen, shower room and two bedrooms.

Main block (with house manager, communal grounds with patio and seating areas, communal residents' lounge and social committee).

Convenient for Poole Park, Ashley Cross, and travel routes to local beaches, and Poole Town Centre.

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ACCOMMODATION

Entrance Via:

Own front door with storm porch and telephone door entry system to:

Entrance Lobby:

Window to front aspect, stairs (suitable for stair lift) to:

First Floor Hallway:

Hatch to loft, smoke alarms, telephone entry system, care line control panel, eco storage radiator, cupboard housing economy 7 direct electric hot water tank (also providing storage), further cupboard housing electric isolators and consumer units (also providing storage), doors to accommodation.

Living Room: 13' 7" x 11' 10" (4.14m x 3.60m)

Window to rear aspect, eco storage radiator, telephone point, power and conduit for wall mounted flat screen TV, door to:

Kitchen: 7' 1" x 7' 0" (2.16m x 2.13m)

Smoke alarm, window to rear aspect, eye and base level units, work surfaces, sink/drainage with mixer tap over, electric oven with four ring hob and hood over, space and plumbing for washing machine (or dishwasher), space for low level fridge/freezer, part tiled walls.

Shower Room: 6' 3" x 5' 6" (1.90m x 1.68m)

Extractor fan, floating W.C. with concealed cistern, floating wash hand basin with storage below and illuminated vanity mirror over, shower enclosure with oversized shower tray, shower seat, and inset mixer shower over.

Bedroom One: 10' 1" x 8' 6" (3.07m x 2.59m)

Window to front aspect, panel radiator, cupboard (providing hanging, shelving and storage space).

Bedroom Two: 10' 0" max x 6' 9" (3.05m x 2.06m)

Window to front aspect, panel radiator, cupboard (providing hanging, shelving and storage space).

Externally:

There is a residents' and visitor's car park, and communal outside spaces including patios and seating areas.

Main Block:

There is a communal lounge and dining spaces with kitchenette (with social committee organising events and trips etc.), communal laundry, house manager and two guest suites for visitors.

Care Line System:

24 hour assistance option available via pull cord system, pendant and control panel.

Service Charge:

£1977.36 Per Year

Paid in 4 quarterly payments of £494.34.

Ground Rent:

Peppercorn.

Lease Length:

93 Years (Approx).





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



08/08/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
FLAT 17 WILSON PARK PARAD ROAD POOLE BH14 4JF	Energy rating C	Valid until: 8 August 2031 Certificate number: 0363-3006-4206-9869-6200

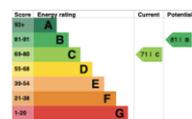
Property type: Top-floor maisonette
Total floor area: 50 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60