



Flat 16, 3 Avenel Way, Poole, Dorset BH15 1YT

£210,000 Leasehold

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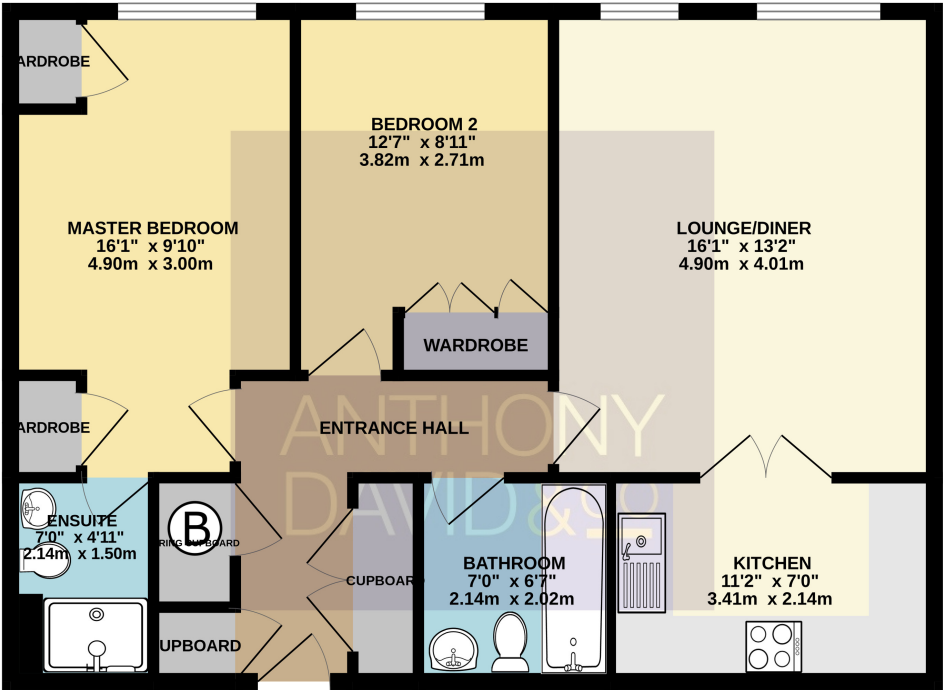
www.anthonydavid.co.uk

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**** NO FORWARD CHAIN **** A superb two double bedroom second floor apartment ideally situated yards from the scenic Baiter Park with its views over the Harbour. Poole Quay with it's array of bars and eateries is also a short walk away. This well presented property offers over 730 sq ft of living space and internal viewing is a must to appreciate not only its fantastic location but also the spacious accommodation on offer, which comprises; 16 ft lounge/diner, modern fitted kitchen, en-suite shower room and bathroom. Externally there is secure under croft allocated parking space and communal bike store. Further features of this ideal buy to let purchase include: ample storage, fitted wardrobes, lift in block, well maintained communal areas, electric heating and UPVC double glazing. Nearby Schools - Old Town Infant School & Nursery, Oakdale Junior School and Poole High School.

**ANTHONY
DAVID & CO**

SECOND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 16' 1" x 13' 2" (4.90m x 4.01m)

Kitchen 11' 2" x 7' 0" (3.40m x 2.13m)

Master Bedroom 16' 1" x 9' 10" (4.90m x 3.00m)

En-Suite Shower 7' 0" x 4' 11" (2.13m x 1.50m)

Bedroom Two 12' 7" x 8' 11" (3.84m x 2.72m)

Bathroom 7' 0" x 6' 7" (2.13m x 2.01m)

Parking Undercroft allocated

Tenure Leasehold - 105 years remaining

Service Charge £3335 per annum (paid half yearly)

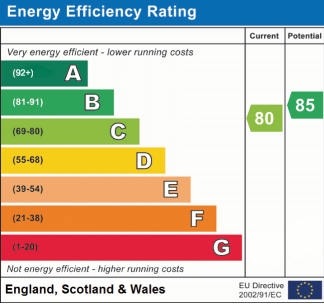
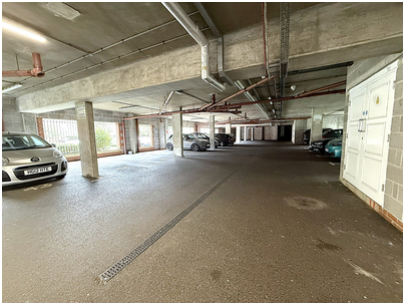
Ground Rent £300 per annum

Council Tax Band C

TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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