



Flat 23, 6 Avenel Way, Poole Quarter, Poole, Dorset BH15 1EN

£425,000 Leasehold

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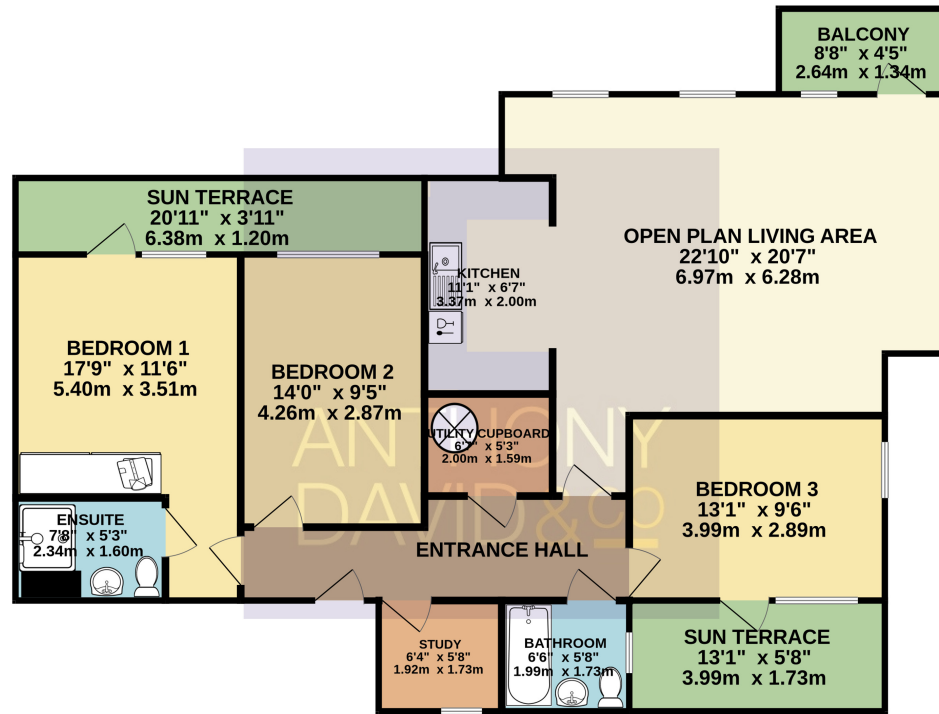
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**** FAR REACHING HARBOUR VIEWS **** A beautifully presented three double bedroom fourth floor purpose built apartment ideally situated in Poole Quarter a short stroll away from the scenic Baiter Park and Poole Quay. Poole Town centre with its array of shopping facilities, eateries and central transport links is also close to hand. This stylish home boasts a Southerly aspect and viewing is a must to appreciate not only its fantastic location but also the circa 1070 sq ft of accommodation on offer which comprises: 22' open plan living, modern kitchen, study, en-suite shower and family bathroom. Further features of this superb property include: TWO SUN TERRACES, balcony to lounge, utility cupboard, some integrated appliances to kitchen, fitted wardrobes to bedroom one, lift and secure underground parking. Nearby Schools - Old Town Infant School & Nursery, Oakdale Junior School and Poole High School.

**ANTHONY
DAVID & CO**

GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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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Entrance Hall Doors to

Open Plan Living Area 22' 10" x 20' 7" (6.96m x 6.27m)

Balcony 8' 8" x 4' 5" (2.64m x 1.35m)

Kitchen 11' 1" x 6' 7" (3.38m x 2.01m)

Utility Cupboard 6' 7" x 5' 3" (2.01m x 1.60m)

Study 6' 4" x 5' 8" (1.93m x 1.73m)

Bedroom One 17' 9" x 11' 6" (5.41m x 3.51m)

En-Suite 7' 8" x 5' 3" (2.34m x 1.60m)

Sun Terrace 20' 11" x 3' 11" (6.38m x 1.19m)

Bedroom Two 14' 0" x 9' 5" (4.27m x 2.87m)

Bedroom Three 13' 1" x 9' 6" (3.99m x 2.90m)

Sun Terrace 13' 1" x 5' 8" (3.99m x 1.73m)

Bathroom 6' 6" x 5' 8" (1.98m x 1.73m)

Parking One allocated space

Tenure Leasehold - 125 years from 2005. 106 remaining

Service Charge £4088.50 per annum to include water and sewerage

Ground Rent £200 per annum

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	82
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.