

**Flat 26, 12 Avenel Way, Poole
Quarter, Poole, BH15 1EP**



HEARNES

WHERE SERVICE COUNTS

Flat 26, 12 Avenel Way, Poole Quarter, Poole, Dorset, BH15 1EP

LEASEHOLD PRICE £240,000

An extremely spacious 2 double bedroom, 2 bathroom 7th floor apartment with outstanding town and harbour views. Offering immaculately presented accommodation to include a balcony, Juliet balcony, underground parking and sold with no forward chain. The property has double glazing, electric slim line heaters, entryphone system and lift to all floors, including the garage. Set in a sought-after development, this apartment is just moments from Baiter Park leading to Poole Quay.

- Fabulous views from this 2 double bedroom seventh floor apartment
- A very spacious layout with immaculately presented accommodation
- Separate kitchen in white high gloss units with work tops over and fitted integrated oven, hob, extractor, dishwasher, fridge/freezer and washing machine
- Very generous lounge/dining room with Juliet balcony (presently used as a bedroom)
- The master bedroom has a pair of fitted wardrobes, views out to Poole Park and a modern en-suite shower room
- Dual aspect, generous bedroom 2 with balcony (presently used as a sitting room)
- Family bathroom with shower over the bath
- Wonderful views, with a variety of outlooks from each window
- 2 x large storage cupboards
- Benefitting from a modern electric heating system and double glazing
- Allocated and secure parking space in the under croft car park (Bay 62)
- Sold with no forward chain
- Security entryphone system, well-kept communal areas
- Avenel Way is a development built in 2005 by Crest Homes
- The block is set just over 250 metres from the unspoilt Baiter Park beach which looks out to Brownsea Island

The apartment is set within easy reach of local shops, restaurant, bars, and leisure facilities. It enjoys many areas for walking alongside the harbour, Poole Park and Poole Quay. Baiter Park and the waterfront are a few hundred yards, leading onto Whitecliff Park. The location of this apartment is ideal for anyone wanting modern living, within easy walking reach of Poole and its wonderful natural scenery. Beaches at Sandbanks and Canford Cliffs are within 3 miles.

Term of Lease: 125 years from 2005

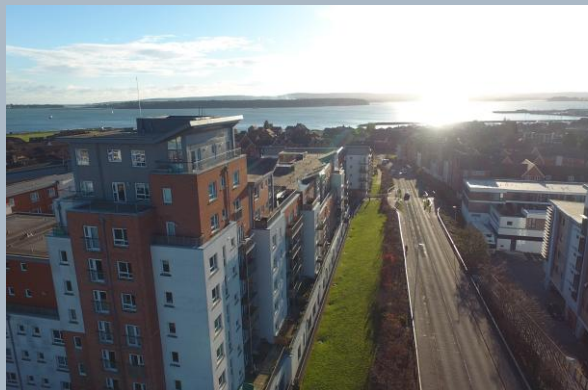
Maintenance Charges: £3243 including building insurance (25/26)

Ground Rent: £300 pa (doubling every 20 years from 2054)

COUNCIL TAX BAND: D

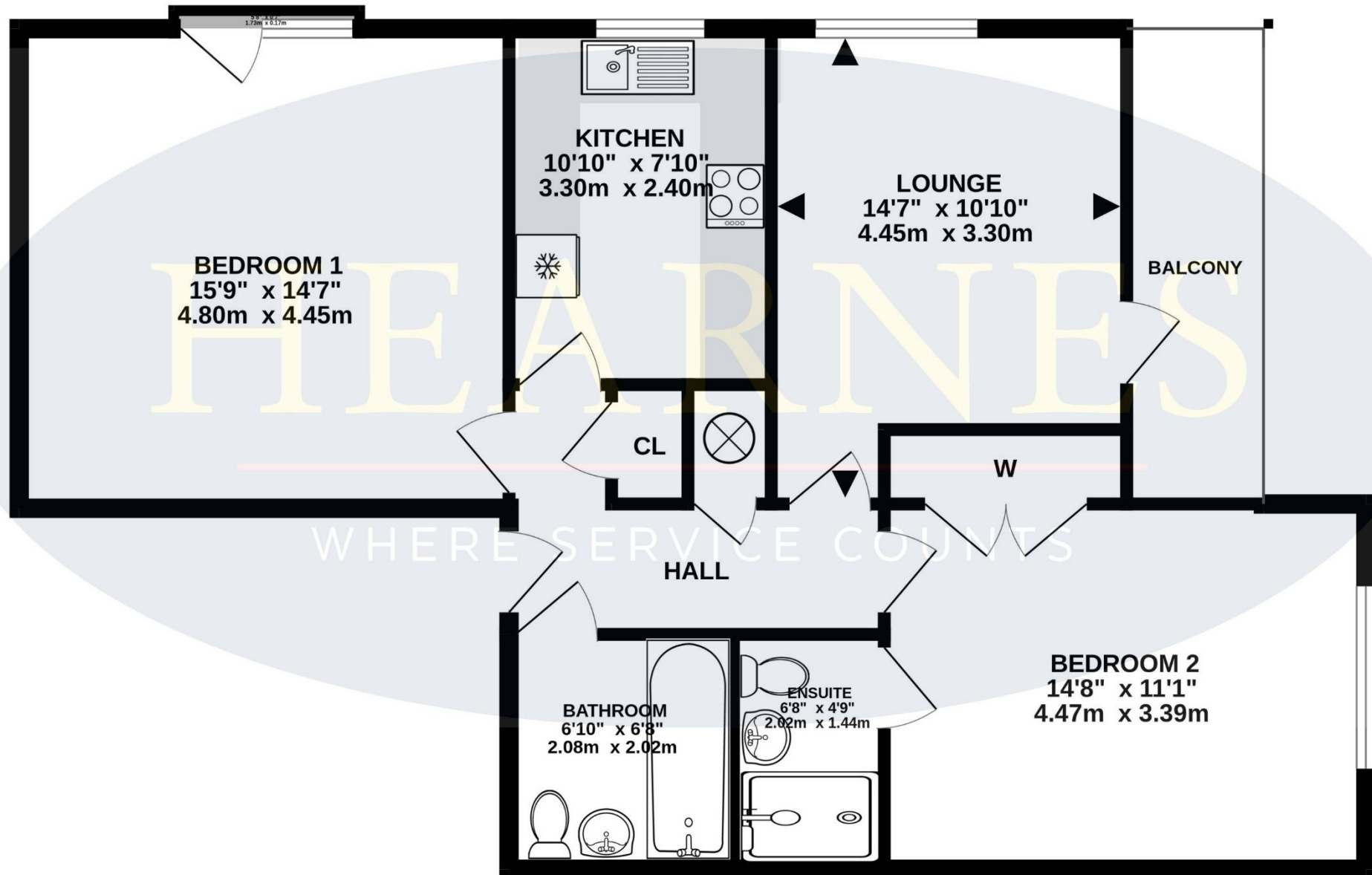
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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