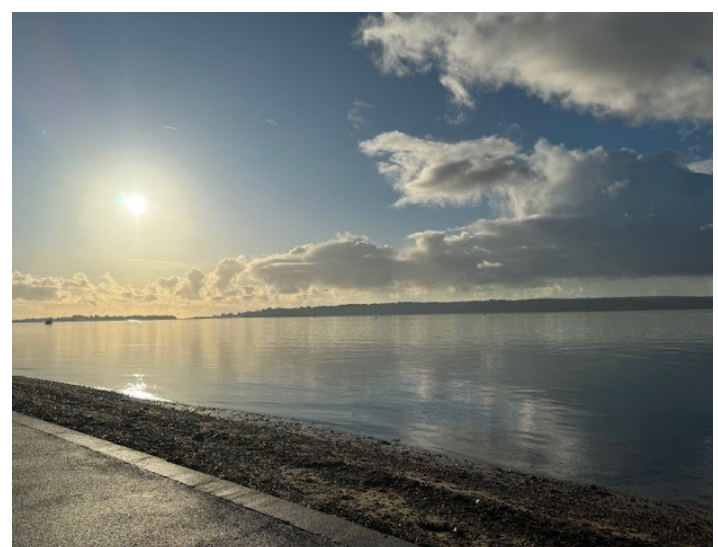




Flat 1, 12 Avenel Way, Poole, Dorset BH15 1EP

£160,000

brown & kay



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

Brown and Kay are delighted to market this one bedroom apartment located moments from the harbour side and Poole town centre. The property enjoys a first floor position within this modern development and in brief comprises a generous living room with juliet balcony, a fitted kitchen, double bedroom with fitted wardrobes and a bathroom with shower over the bath. Additionally, there is undercroft parking and with no forward chain this would make an excellent property choice and internal viewing is highly recommended.

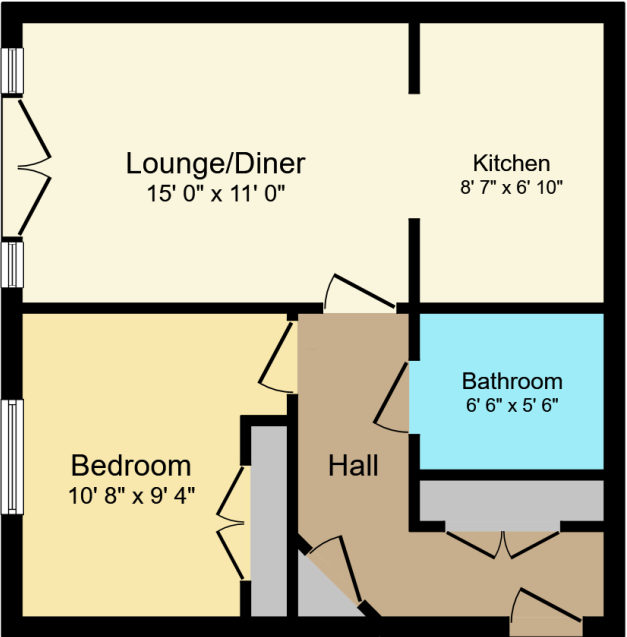
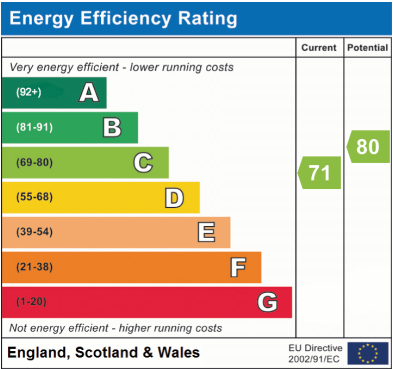
Avenel Way is ideally positioned in the popular town of Poole ideally located to take advantage of all the area has to offer. The bustling town offers a wide and varied range of shopping facilities together with bus depot and main line train station with links to London Waterloo. With leisure in mind, you can stroll alongside the harbourside to Poole Quay with its pretty water front and impressive views towards Brownsea Island plus an abundance of cafes, restaurants and bars to enjoy, and for beach lovers the famous Sandbanks with its impressive sandy shores is also within comfortable reach.

MATERIAL INFORMATION

- Tenure - Leasehold, 104 years remaining
- Service Charge - £939.15 per half year.
- Management Agent - Evolve property management.
- Pets and Holiday Lets - Permission to keep a pet at the property can be granted with consent from the Poole Quarter Management Company. Holiday lets not permitted.
- Parking - Undercroft parking space
- Utilities - Mains Electricity and Water and Drainage
- Broadband and Mobile Signal - Refer to Ofcom website
- Council Tax - Band B, EPC Rating - C
- Anti-Money Laundering, Buyer's Notice - In compliance with HMRC regulatory requirements, all successful purchasers will be obliged to undergo Anti-Money Laundering (AML) verification. This process will be facilitated by Lifetime Legal, to whom a fee of £65 (inclusive of VAT) is payable directly

KEY FEATURES

- NO FORWARD CHAIN
- MODERN DEVELOPMENT
- FIRST FLOOR APARTMENT
- LIFT ACCESS
- ONE BEDROOM
- LIVING ROOM WITH JULIET BALCONY
- FITTED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- UNDERCROFT PARKING SPACE
- TENURE - LEASEHOLD



Ground Floor
Floor area 425 sq.ft.

Total floor area: 425 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io