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**Flat 23, 3 Avenel Way, Poole Quarter,
Poole, Dorset, BH15 1YT**

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LEASEHOLD PRICE £240,000

A delightful, well presented and spacious 2 double bedroom 2 bathroom, third floor apartment offering a balcony, fully fitted kitchen and allocated under croft parking space. This apartment offers a separate kitchen with space for a breakfast table and a lovely lounge/dining room with French doors leading to the balcony. Set in a sought-after development, this apartment is just moments from Baiter Park leading to Poole Quay.

- Spacious 2 double bedroom third floor apartment
- Very well presented throughout
- Balcony
- Dual aspect generous lounge/dining room with attractive floor to ceiling windows and doors to balcony
- Laminate flooring in the entrance hall and main reception area
- Freshly decorated in neutral tones
- Modern fitted kitchen with a range of white units with work tops over and fitted Bosch oven, hob, and extractor. Space and plumbing for dishwasher, washer/dryer and fridge/freezer
- The master bedroom has fitted wardrobes and a modern en-suite shower room
- The family bathroom offers a bath with shower over
- 2 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 not marked with a number but next to 38)
- 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. 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.

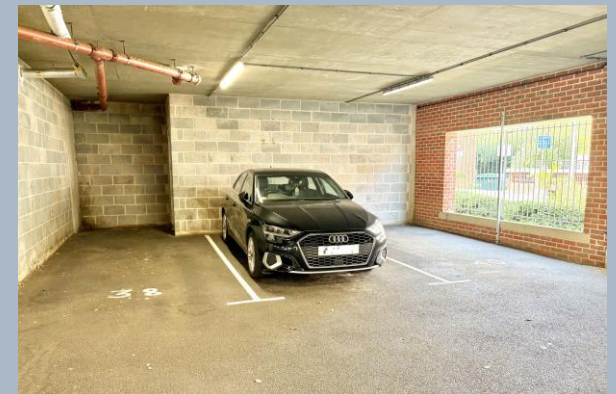
Term of Lease: Approximately 108 years

Maintenance Charges: Approximately £2886.60 Per Annum

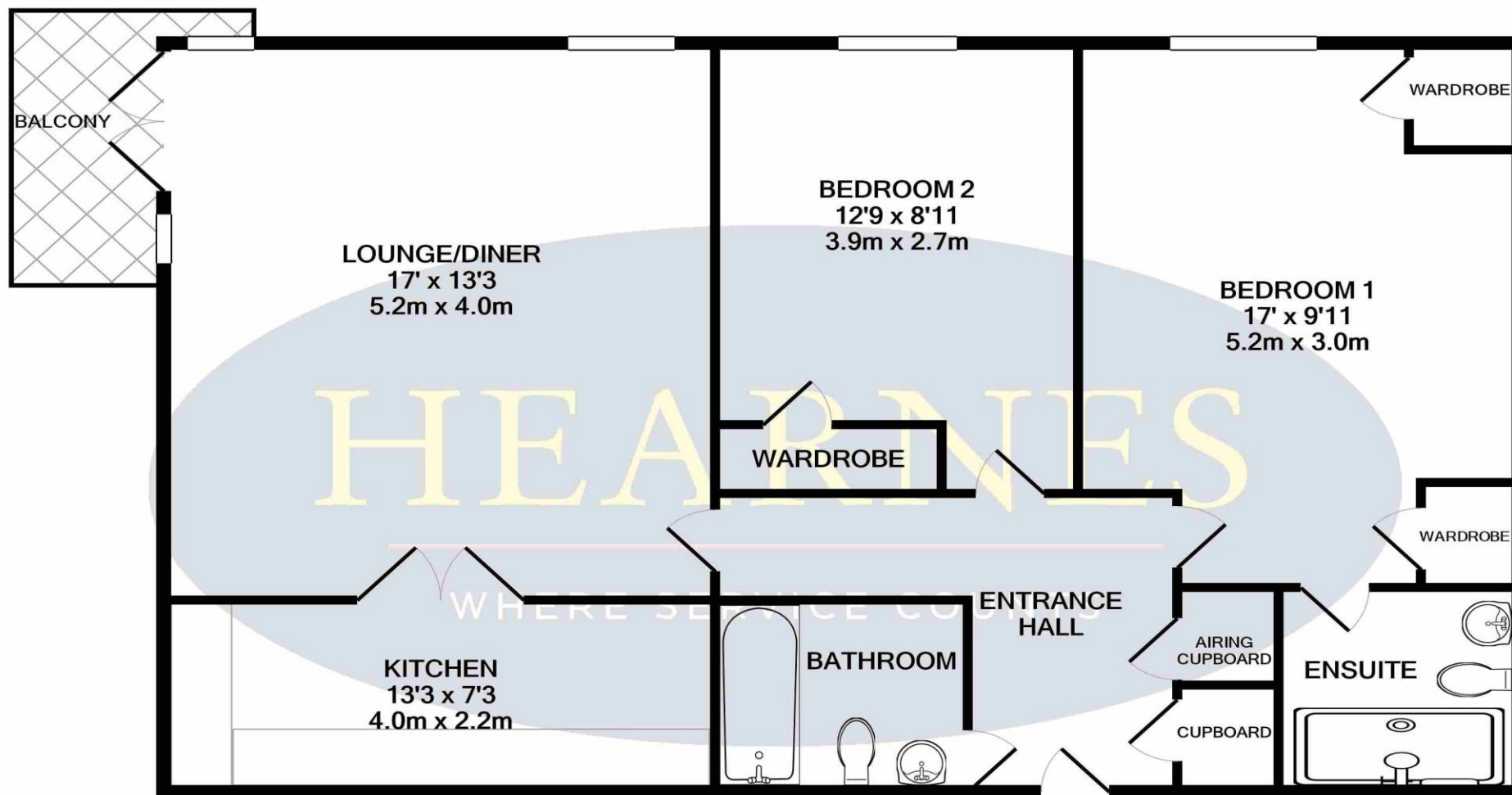
Ground Rent: £300 Per Annum

COUNCIL TAX BAND: C

EPC RATING: C







TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (111.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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