



Flat 7, 2 Avenel Way, Poole,
Dorset, BH15 1EN

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LEASEHOLD £230,000

A first floor 2 bedroom, 2 bathroom apartment built in 2005, with a lovely south facing balcony and positioned, less than 500 metres of Poole Harbour. Offering a generous open plan lounge/kitchen/dining room, secure underground parking, bike store, good storage, secure entry phone system and a passenger lift to all floors including the car park. The property is currently rented, so an ideal buy to let, or a first home.

- First floor 2 double bedroom, 2 bathroom apartment built in 2005 in the Popular Poole Quarter development
- Lovely sizeable south facing balcony, enjoying sunshine throughout the day
- Generous multifunctional open plan kitchen/lounge/dining room with doors to balcony
- Fitted pale wood effect shaker style kitchen units with work tops over, integrated electric oven, hob, extractor, dishwasher and space for fridge/freezer
- Ensuite shower room to bedroom one
- Secure underground parking (space 21) and bike store. The owner informs us that this is a good large space
- Passenger lift to all floors
- Slim line electric heaters and double glazing throughout
- Pet friendly development (permission required from managing agent)
- Disabled friendly development
- Sold vacant with no forward chain

The apartment is set in a quiet location but at the same time has everything on the doorstep in the town centre such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 500 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants. The seller commented on the location being on hand for the Poole Park run every Saturday morning, close to a local leisure centre with gym and pool, train and bus station along with National Express coach routes to London.

Maintenance charges: Approximately £2963 per annum

Ground Rent: £300 per annum

Lease Length: 125 years from 2005

COUNCIL TAX BAND: C

EPC RATING: B

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

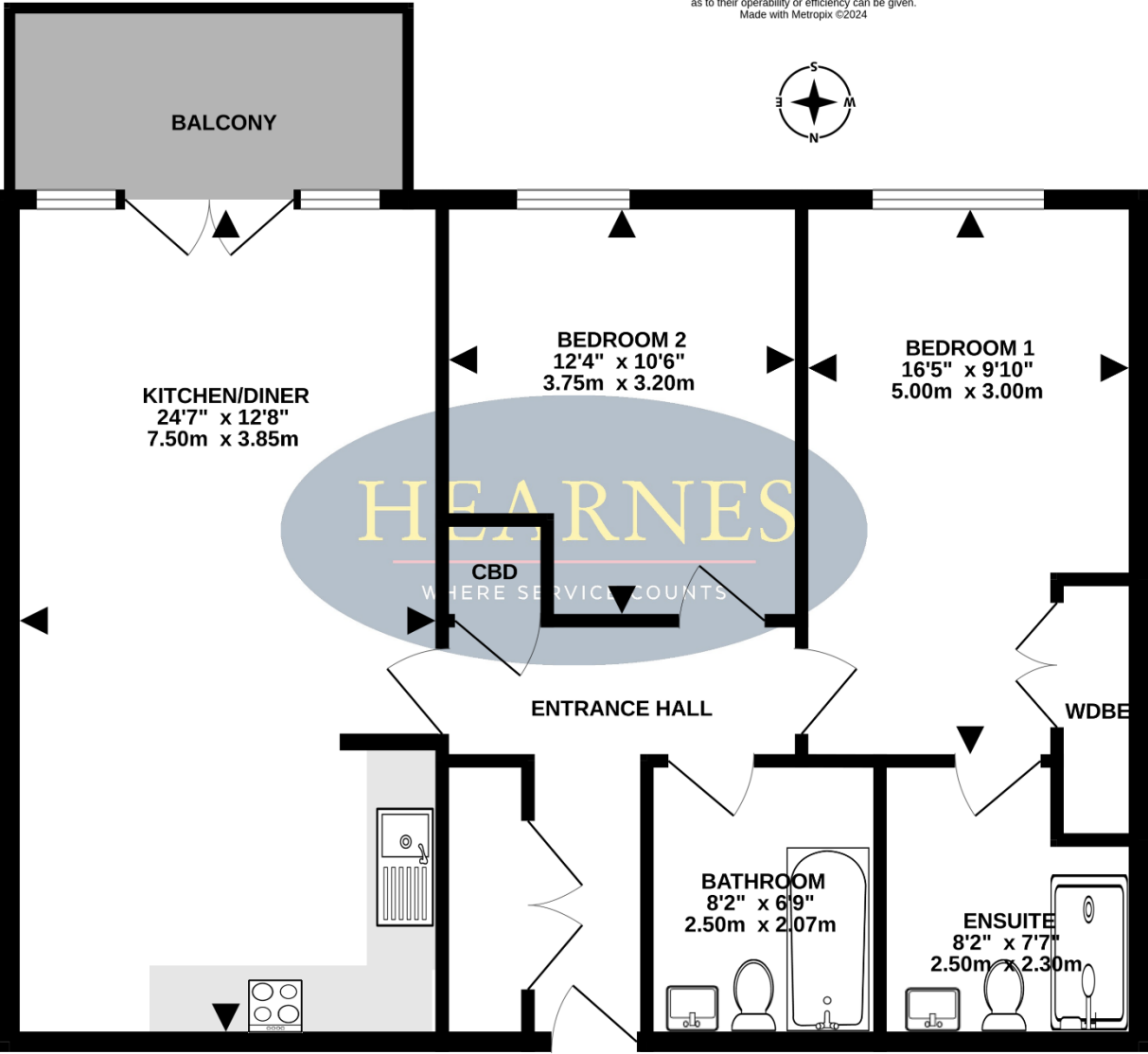


810 sq.ft. (75.2 sq.m.) approx.

EXCLUDING BALCONY

TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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