

**Flat 7, 3 Avenel Way, Poole Quarter, Poole
Dorset, BH15 1YT**



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LEASEHOLD PRICE £240,000

A stylish and beautifully presented 2 double bedroom 2 bathroom, first floor apartment, with a Scandinavian 'Scandi' feel, blending soft delicate hues with practical and relaxed styling. The property has been refurbished to include a new fully fitted kitchen, updated bathroom and ensuite, replaced flooring and redecoration. Attention to detail is at every turn with new lighting, chrome light switches, slimline electric heaters, fitted window blinds and the flat can be sold fully furnished. It further offers 2 Juliet balconies (behind floor to ceiling windows) double glazing and an allocated undercroft parking space. Set in a sought-after development, this apartment is just moments from Baiter Park leading to Poole Quay.

- Stunning 2 bedroom first floor apartment that has been beautifully and tastefully refurbished
- Scandinavian 'Scandi' feel throughout and can be sold furnished
- Refitted, sleek kitchen in new white high gloss handleless units with white work tops over and fitted integrated oven, hob, microwave, extractor, dishwasher and freestanding fridge/freezer
- The master bedroom has a pair of fitted wardrobes, Juliet style balcony, and a modern en-suite shower room
- Family bathroom with modern fittings
- 2 x large storage cupboards, 1 with plumbing and space for a washing machine
- Benefitting from a modern electric heating system and double glazing
- Allocated and secure parking space in the undercroft car park
- 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: Approximately £3500.00 per annum
Ground Rent: £150 per annum

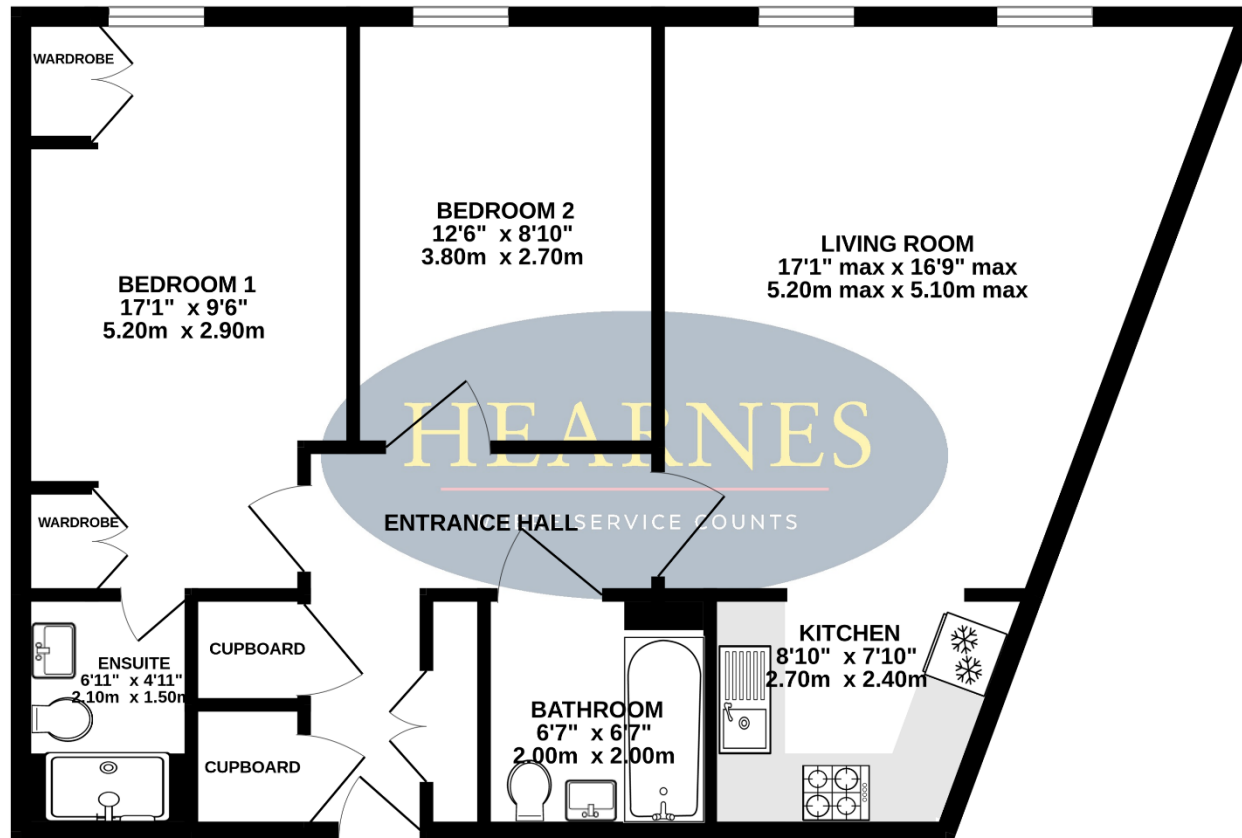
COUNCIL TAX BAND: C

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.



723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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