

Flat 6, 12 Avenel Way, Poole, Dorset, BH15 1EP



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LEASEHOLD PRICE £225,000

A well presented, second floor, two double bedroom, two bathroom apartment with open plan kitchen/living room including a balcony that catches the evening sun, secure underground parking accessed via a passenger lift and all within 500 metres of Poole Town Centre and the Harbour. Further offering a modern kitchen with integrated appliances, built in wardrobes, two extra storage cupboards, double glazing and electric radiator heating and a security entryphone system.

- Second floor, 2 double bedroom apartment
- Passenger lift servicing all floors
- Westerly facing balcony
- Ensuite shower to the master bedroom and further bathroom
- Secure underground parking space and lock up bike store
- Well presented and sold with no forward chain
- Modern kitchen fitted in a range of units with work tops over and integrated appliances to include, oven, hob, extractor, dishwasher and free standing fridge/freezer
- Double glazing and electric heating via controlled radiators
- Entry phone system and well kept communal hallways serving all floors
- Excellent location being close to both Baiter Park, Poole Town Centre, Poole Quay and Poole Park

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 500metres 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.

Maintenance charges: £2806.32 per Anum

Ground Rent: £140.00 per Anum

Parking Bay: 27

COUNCIL TAX BAND: C

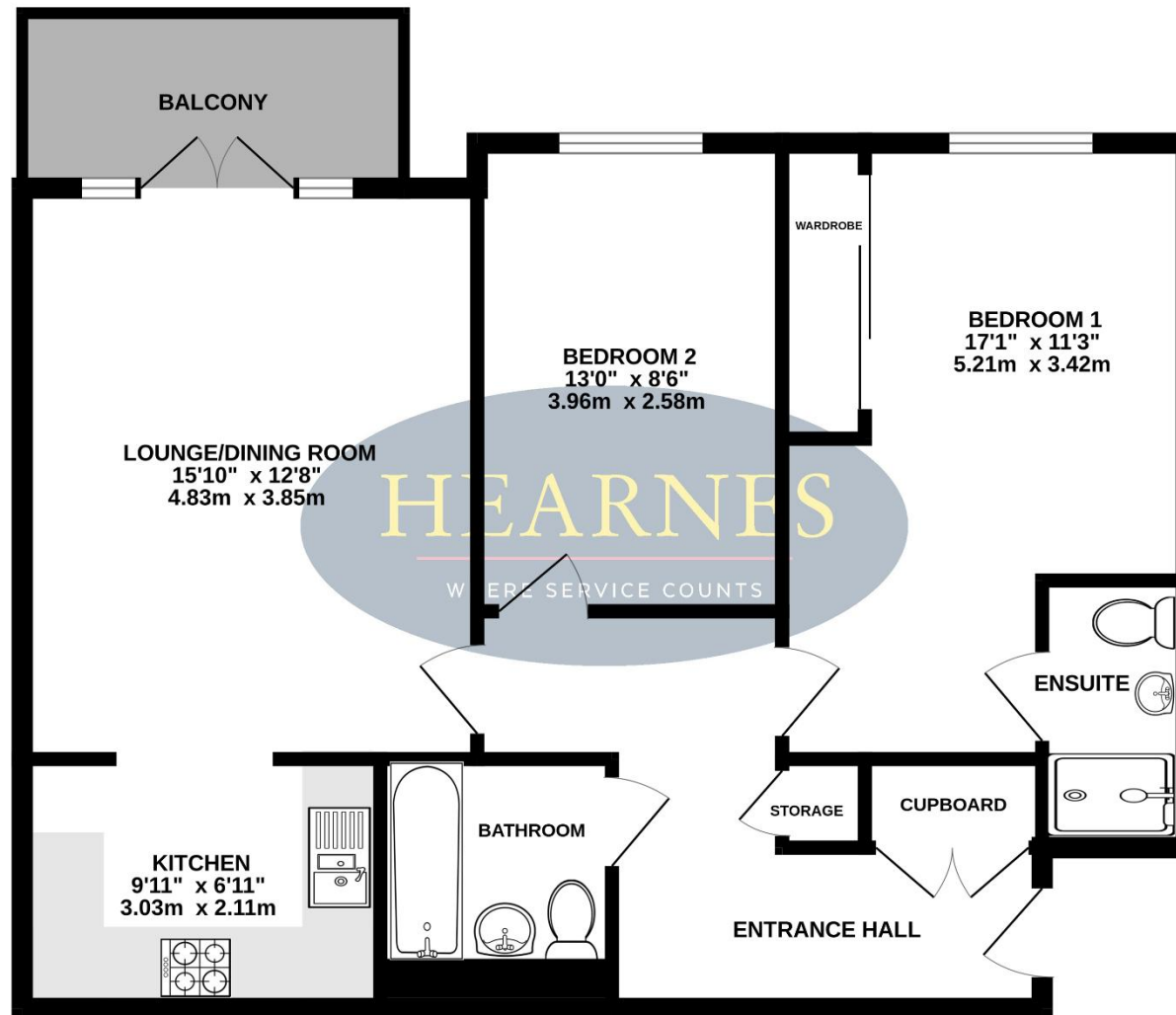
EPC RATE: B

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.





736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.3 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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