

**2 Avenel Way
Poole, BH15 1EN**



HEARNES

WHERE SERVICE COUNTS

2 Avenel Way, Poole, BH15 1EN

Leasehold Price £250,000

A 2 double bedroom, 2 bathroom, third floor apartment with a wonderful southerly facing balcony and set moments from Baiter Park and harbour. Offering an open plan lounge/kitchen/dining room, secure underground parking, good storage, secure entry phone system and a passenger lift to all floors including the car park. This apartment is set on the edge of the popular Poole Quarter development and is in arguably one of the best positions being just 250m walk from Baiter Park, 650m from Poole Park and approximately half a mile from both Poole Quay and Whitecliff Park.

- Spacious 2 double bedroom fourth floor apartment
- Southerly facing balcony
- En-suite shower room to the master bedroom and further refitted shower room with double walk in shower
- Generous open plan kitchen/living/dining room with integrated appliances to include oven, hob, extractor, and fridge/freezer. Further utility cupboard housing a washer/dryer
- Built in wardrobe to the master
- Wood effect flooring throughout the main living areas
- Plenty of storage with 2 double cupboards and a further single cupboard in the entrance hall
- Pressurised hot water system
- Modern slimline electric radiators with individual thermostats and timers
- Secure entry phone system
- Passenger lift to all floors including the basement garage
- Secure underground car park with remote control gated entrance
- Double glazing

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 650 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.

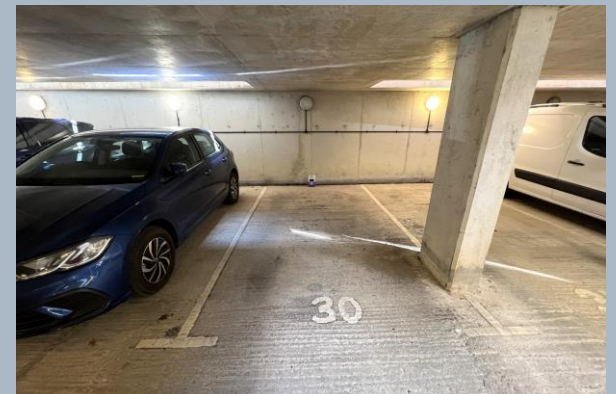
COUNCIL TAX BAND: C

EPC RATE: C

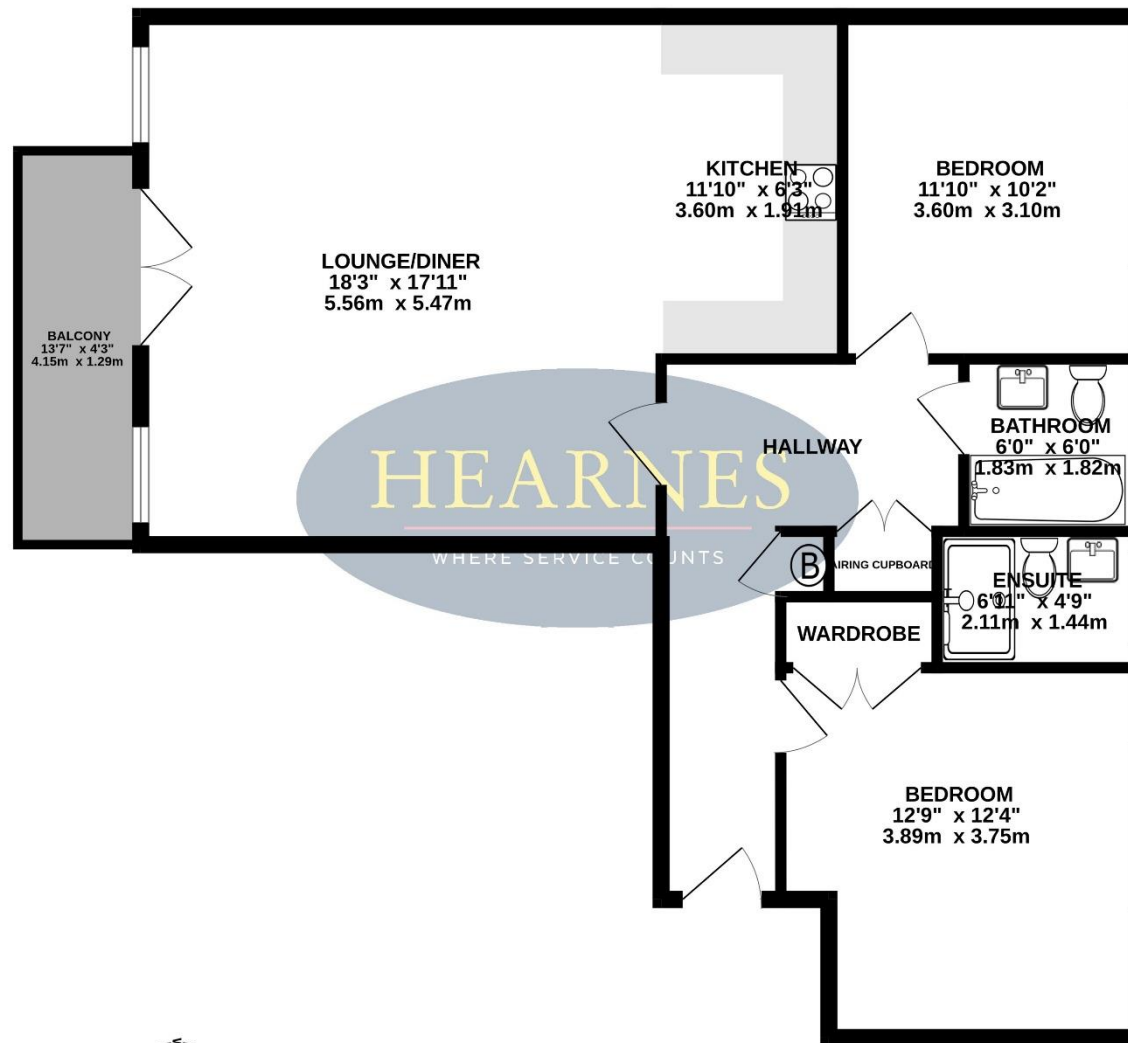
LEASE: 125 years from January 2005 MAINTENANCE: £3,340 per annum

GROUND RENT: Approximately £150 Per Annum – Terms & conditions of ground rents should be discussed with your solicitor

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.



880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 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.

Made with Metropix ©2023

18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

