



Flat 8, 2 Avenel Way, Poole,
Dorset, BH15 1EB

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LEASEHOLD £240,000

A spacious and well presented 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 has been loved and cherished by the current owners, as they take advantage of the coastal environment, sun trapped balcony and the well managed secure development.

- First floor 2 double bedroom, 2 bathroom apartment built in 2005
- Lovely sizeable south facing balcony
- Generous multifunctional open plan kitchen/lounge/dining room
- Fitted white high gloss kitchen units with integrated dishwasher, fridge/freezer, electric oven complemented with high gloss units
- Recently re-tiled and fitted bathroom and ensuite shower room to bedroom one
- Secure underground parking and bike store
- Passenger lift to all floors
- Slim line electric heaters and double glazing throughout
- Pet friendly development (permission required from managing agent)
- Vendors suited so can accommodate a quick sale!

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 restaurant

Maintenance charges: £281 per month
Ground Rent: £150 per annum
Lease Length: 125 years from 2005

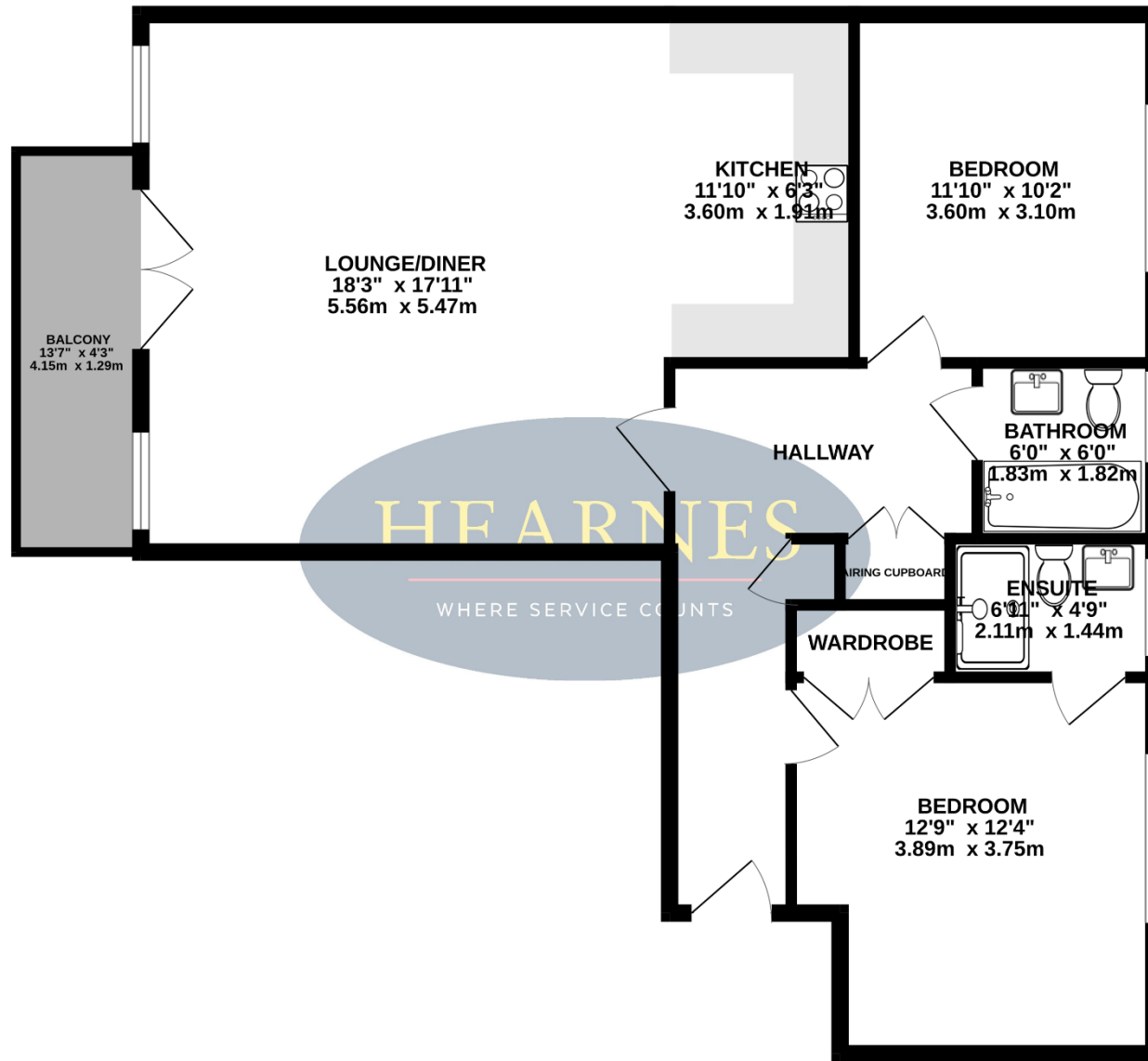
COUNCIL TAX BAND: C

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.
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