

**6 Avenel Way, Poole Quarter,
Dorset, BH15 1EN**

HEARNES

WHERE SERVICE COUNTS

6 Avenel Way, Poole Quarter, Dorset, BH15 1EN

LEASEHOLD PRICE £220,000

A well presented, first floor, two double bedroom, two bathroom apartment with open plan kitchen/living room including a balcony that catches the morning 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. The property is sold with no forward chain.

- Well presented first floor, 2 double bedroom apartment
- Passenger lift servicing all floors
- South easterly facing balcony
- Ensuite shower to the master bedroom and further bathroom
- Secure underground parking space and lock up bike store
- 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
- Large storage cupboard with space and plumbing for washing machine
- Entry phone system and well-kept communal hallways serving all floors. Parking bay (number 13) located under 16 Avenel Way
- 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.

Lease: 125 years from 2005
Ground Rent: £150 per annum

Maintenance: £2824.12 per annum
Parking Bay: 13

COUNCIL TAX BAND: C

EPC RATING: C

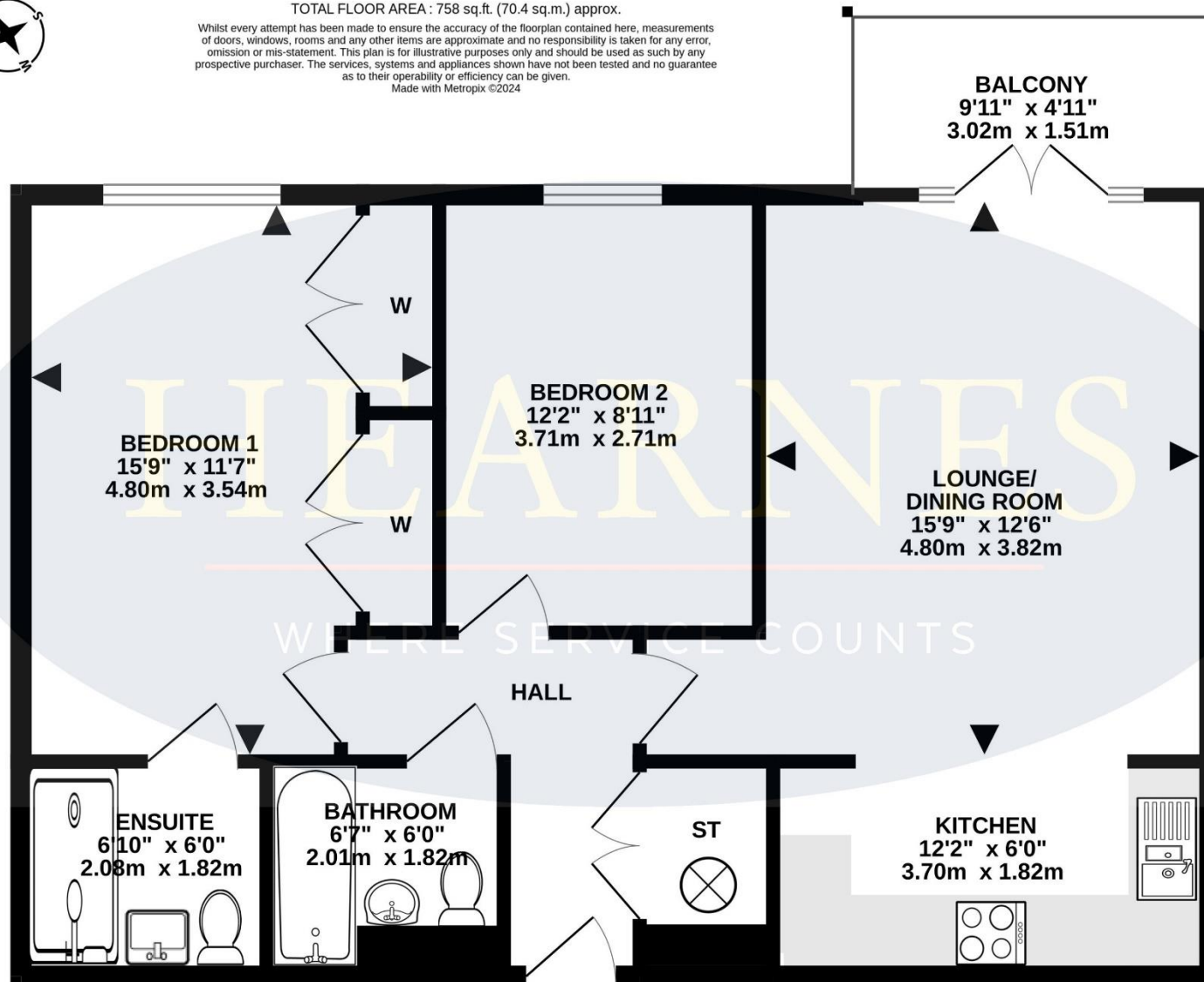
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 758 sq.ft. (70.4 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 ©2024



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

