

FOR SALE



Avenel Way, Poole
Asking Price Of £220,000


MARTIN&CO

Avenel Way, Poole

Asking Price Of £220,000

- service charge £2760pa
- ground rent £150pa
- 107 years left on the lease
- council tax band 'C' = £1820pa
- NO FORWARD CHAIN

***NEW INSTRUCTION**

Two bedroomed apartment, with lreg balcony, ideally located close to both Poole town, the local shops & the Quay.

NO FORWARD CHAIN

Secure parking, excellent decorative order.

Large living space with modern kitchen.



ENTRANCE HALL Ceiling light point, entry phone system, electric radiator, large storage cupboard, utility/airing cupboard with space and plumbing for washing machine.

LIVING ROOM 15' 10" x 13' 3" (4.83m x 4.04m) Two ceiling light points, electric radiators, Double glazed windows and double doors to balcony.

KITCHEN RECESS 10' 7" x 6' 5" (3.23m x 1.96m) Range of base storage cupboards and draws, worktop over and wall mounted units above, Bosch oven and hob with stainless steel splashback and extractor fan over, one and a half bowl sink unit, space for tall standing fridge/freezer.

BEDROOM 11' 5" x 8' 6" (3.48m x 2.59m) plus door recess, ceiling light point, double and single built in wardrobe, recess for dressing table, double glazed window, electric radiator, door to:

ENSUITE Ceiling spot lights, part tiled walls, large walk in shower with screen, wash hand basin, shaver point, low flush toilet, heated towel rail, extractor fan.

BEDROOM 12' 1" x 8' 3" (3.68m x 2.51m) Ceiling light point, electric radiator, double glazed window.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m) Ceiling spotlights, bath with mixer tap and shower attachment, wash hand



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021

Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.