

FOR SALE



Apartment 9, 3 Avenel Way
£190,000


MARTIN&CO

Apartment 9, 3 Avenel Way

£190,000

- Tall picture windows!
- LOTS of storage
- 106 years left on the lease
- £1660 pa service charge
- £100 pa ground rent

This bright & spacious first floor apartment has tall windows throughout! The large sitting room also has generous space for either a dining suite or perhaps offers an ideal work space for those needing a home office location? Adjacent to Poole Park, Baiter Park & the Quay, (with a parking space), the property has no forward chain.

ENTRANCE HALL Inset spotlights, secure entry phone, built in double cupboard with coat hooks, additional cupboard housing hot water tank with light. Further cupboard with 'LG' washer/dryer & shelving over. Wall mounted heater.



LIVING ROOM 27' 8" x 12' 11" (8.44m x 3.94 max) Three ceiling lights, large, double-glazed windows to the rear aspect overlooking the development towards the communal gardens. Space for dining suite/home office with double glazed window. Wall mounted heater.


KITCHEN 7' 7" x 6' 11" (2.33max x 2.13max) Inset spotlights, with additional feature lighting beneath the cupboards. Range of wall & base units with high gloss cream-coloured doors, worktop over. Freestanding 'LG' fridge/freezer, stainless steel 'Bosch' cooker hood, with stainless steel splashback, 'Bosch' electric hob & oven beneath.

BEDROOM 9' 11" x 9' 4" (3.04m x 2.86m) Ceiling light, double glazed picture window to rear aspect overlooking the development towards the very well-maintained gardens. Double built in wardrobes with hanging rail & shelving, wall mounted heater.

BATHROOM Inset spotlights, extractor fan, the suite includes a bath with shower over & screen, with tiled splashbacks. Basin with tiled splashbacks & mirror over, toilet, heated towel rail style radiator. Wall mounted cabinet with mirrored doors & towel rail beneath.

PARKING Space for one car, visitors parking available on the development (on a first come/first served basis).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<small>EU Directive 2002/91/EC</small> 		
<small>England, Scotland & Wales</small>		



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