

**FOR SALE**



**Avenue Court, 18-20 The Avenue**  
**£350,000**

  
**MARTIN&CO**



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18-20 The Avenue  
£350,000**

- **\*\*\*NEW PRICE\*\*\***
- **\*\*\*SHARE OF FREEHOLD\*\*\***
- service charge £1,874 pa
- council tax band D £1948 pa
- **DOUBLE** garage + **LIFT**
- Redecorated throughout
- **NO CHAIN – VIEW TODAY!**
- Double glazed
- Gas central heating
- Visitors parking
- Beautifully kept gardens!



This spacious apartment has one of the most prestigious addresses in Poole! The property has recently been redecorated throughout, has extensive built in storage & a large balcony from where the new residents can enjoy views of the immaculate gardens! The accommodation also includes a large living room, kitchen/diner & three bedrooms, luxurious bathroom & a double garage too.

**ENTRANCE HALL** Two ceiling lights, secure entry phone, radiator, two cupboards with shelving & hanging rail. Airing cupboard with mirrored sliding doors & shelving. Large double radiator.

**LIVING ROOM** 17' 10" x 13' 4" (5.45m x 4.08m) Two ceiling lights, double glazed picture windows & doors opening onto the large sun terrace overlooking the mature & well stocked gardens. Two radiators, newly recarpeted.

**SUN TERRACE** Wide, private sun terrace overlooking the gardens, flower beds & mature woodland which surround this exclusive development. Outside lighting, tiled flooring.

**KITCHEN/DINER** 12' 10" x 8' 9" (3.92m x 2.67m) Ceiling light, double glazed window to front aspect, range of wall & base units with worktop over & tiled splashbacks. Wall mounted 'Worcester' boiler, gas hob with cooker hood over. Eye level 'Hotpoint' stainless steel electric oven & grill, 'Indesit' dishwasher & integrated washer/dryer. Space for free standing fridge/freezer & dining suite.



**MASTER BEDROOM** 13' 11" x 11' 1" (4.25m x 3.40m) Ceiling light, double glazed window to rear aspect, overlooking the gardens & trees. Large, fitted wardrobes with hanging rails, shelving & drawers. Double radiator.

**BEDROOM** 10' 8" x 9' 11" (3.27m x 3.03m) Ceiling light, two double glazed windows to both front & side aspect. Fitted wardrobes with mirrored sliding doors, with hanging rail, shelving & drawers, radiator. Newly fitted carpets.

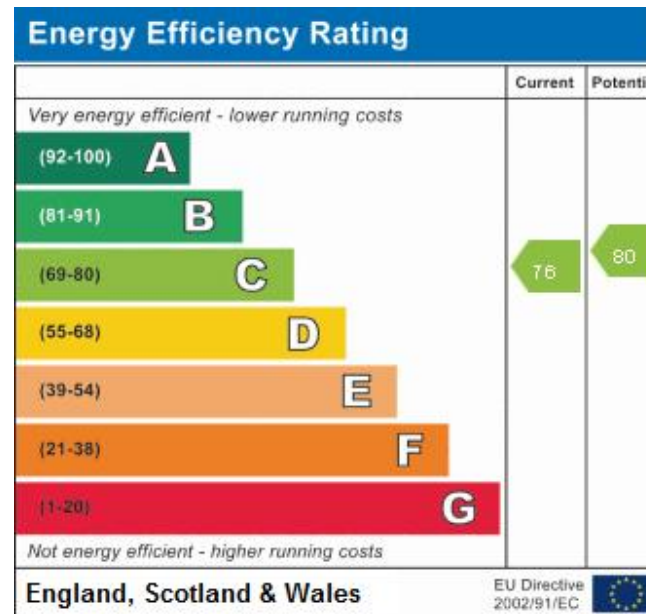
**BEDROOM/STUDY/DINING ROOM** 11' 10" x 9' 10" (3.62m x 3.00m) Ceiling light, double glazed window to front aspect, radiator.

**BATHROOM** Ceiling light, double glazed opaque window to side aspect, extractor fan. Fully tiled (with stylish oversized tiles) the suite includes a large, deep bath, separate enclosed shower cubicle (with seat) toilet, basin with mirrored & luminated cabinet over. Heated towel rail style rail radiator, tiled flooring.

**CLOAKROOM** Ceiling light, double glazed opaque window to side. Also fully tiled, with toilet, basin with cabinet over, tiled flooring.

**DOUBLE GARAGE** Two ceiling lights, with up & over doors. Built in storage, power sockets, the garages are internally open plan so one can enter/exit your vehicle more easily.

**GARDENS** Immaculately presented gardens with mature planted beds, planted islands & feature sunken garden with fountain.







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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## Martin & Co Poole

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