

FOR SALE



5, 8 Avenel Way
£215,000


MARTIN&CO

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£215,000

- B1 rating - NO REMEDIAL WORKS REQD
- ground rent £150pa/service charge £2400 pa
- 107 yrs remaining lease duration
- large balcony/lift
- council tax band C = £2076pa

****VIDEO TOUR****

*****KEYS IN OFFICE*****

This two bedroomed apartment is a short walk from Poole Park, Baiter Park & even the Quay! Offered for sale (with no forward chain) in excellent condition, the apartment has the advantage of a lift, balcony, undercroft parking & an ensuite shower room to the master bedroom! Ideal as a 'lock up & leave', a weekender, a first home or low maintenance downsize option!

ENTRANCE HALL Inset spotlights, large double cupboard with plumbing for washing machine & housing hot water tank. Additional storage cupboard, secure entry phone system, wall mounted heater.



LOUNGE/DINER 15' 11" x 13' 1" (4.86m x 3.99m) Two ceiling lights, double glazed windows & door opening on to the private sun terrace. Two wall mounted heaters.

KITCHEN 13' 1" x 5' 11" (3.99m x 1.82m) Inset spotlights, double glazed window to rear aspect. Stylish range of wall & base units with coordinating worktop over & splashbacks. Stainless steel 'Bosch' cooker hood, stainless steel splashback, 'Bosch' hob & oven beneath. Space for freestanding fridge/freezer, laminate flooring.

BEDROOM 15' 0" x 8' 7" (4.58m x 2.64m) Ceiling light, double glazed window to rear aspect with views across to Lower Parkstone. Triple bank of built in wardrobes with sliding doors, alcove area ideal for a set of drawers etc.

ENSUITE SHOWER ROOM Inset spotlights, extractor fan, double glazed opaque window to side aspect. Large fully enclosed shower cubicle, toilet & basin with tiled splashbacks & shaver point. Heated towel rail style radiator, laminate flooring.

BEDROOM 11' 3" x 9' 0" (3.43m x 2.75m) Ceiling light, double-glazed window to rear aspect, wall mounted heater.

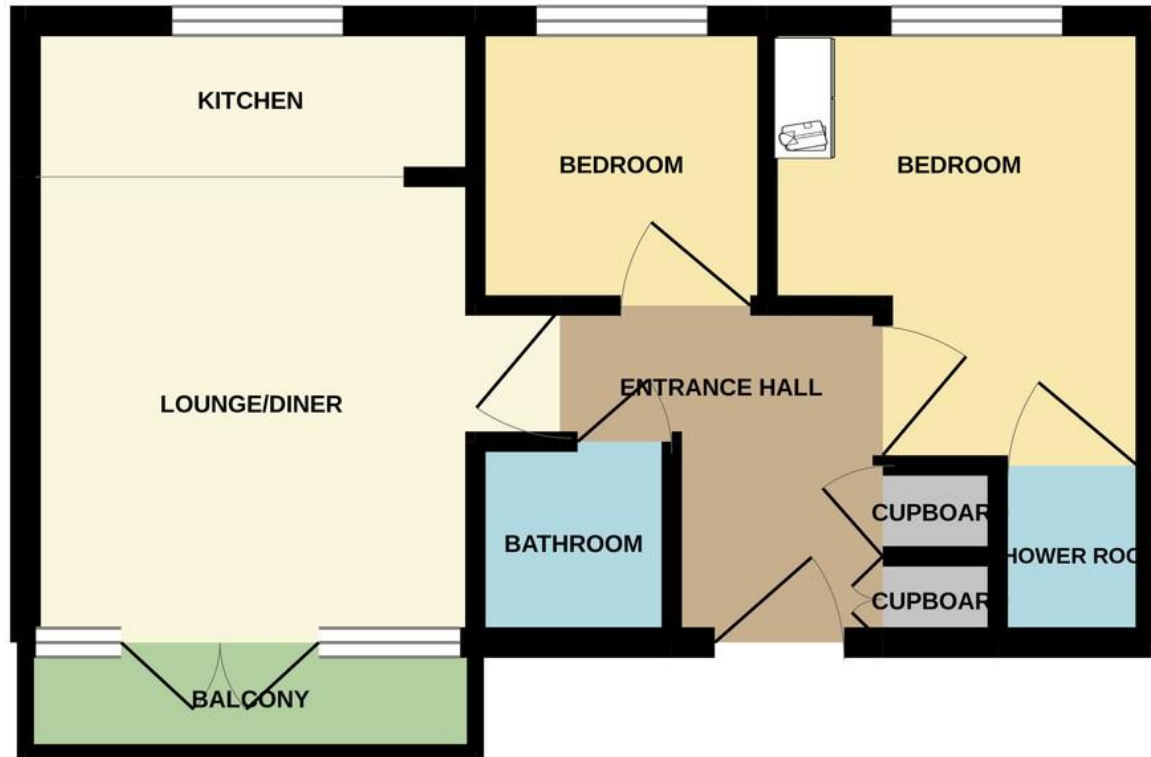
FAMILY BATHROOM Inset spotlights, extractor fan. The suite includes a bath with shower attachment, toilet & basin with tiled splashbacks, shaver point, heater towel rail style radiator, laminate flooring.



PARKING SPACE Allocated undercroft parking space. (Visitors spaces available on a first come, first served basis)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	84
(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	





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