

FOR SALE



14 Avenel Way, Poole
£218,500


MARTIN & CO



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- **LOVELY HARBOUR VIEWS!!!**
- **IMMACULATE PRESENTATION**
- **107 years left on the lease**
- **council tax band 'C' £1822 pa**
- **service charge £2768 pa – inc water & building insurance**
- **secure parking**
- **LIFT**
- **ensuite shower to master bedroom**



KEYS IN OFFICE

This immaculate two **DOUBLE** bedroomed apartment has **FANTASTIC** views from the living room across Poole harbour, Brownsea Island & to the Purbeck Hills in the distance! The apartment could be a great **LOW MAINTENANCE** second home, where one could arrive, park in the secure car park, leave your bags & be in the water in ten minutes!

ENTRANCE HALL Inset spotlights, large double cupboard with space for washing machine & tumble dryer, also housing hot water tank with shelving over. Additional single cupboard housing fuse boxes also with hanging rail & shelving. Secure entry phone, wall mounted heater.

LIVING ROOM 15' 9" x 13' 2" (4.82m x 4.03m) Central ceiling lights, double glazed windows & doors opening onto a 'Juliette' balcony with excellent views across the harbour to the Purbecks!! Space for a dining suite, two wall mounted heaters.

KITCHEN 10' 7" x 6' 3" (3.25m x 1.92m) Inset spotlights, range of wall & base units with stylish matt cream-coloured doors & worktop over. Stainless steel 'Bosch' cooker hood with stainless steel splashbacks, 'Bosch' electric hob & matching electric oven beneath. Space for free standing fridge freezer, vinyl flooring.



MASTER BEDROOM 11' 4" x 10' 10" (3.47m x 3.31m) Ceiling light, large, double-glazed window also with view of the harbour & beyond. Double built in wardrobe with shelving & hanging rail, adjacent further single wardrobe, also with hanging rail & shelving. Alcove, ideal for extra bedroom furniture e.g., chest of drawers, dressing table or perhaps a desk for someone working from home? Wall mounted heater.

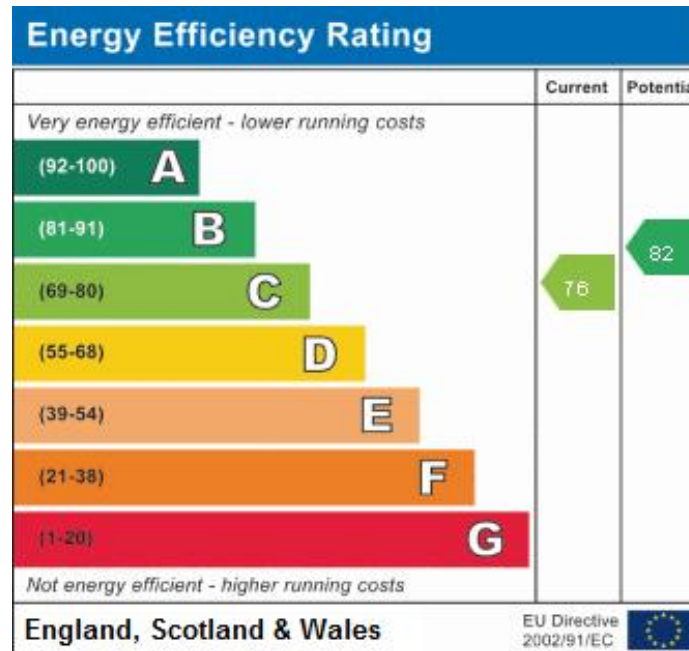
ENSUITE SHOWER ROOM Inset spotlights, extractor fan. Large shower cubicle with folding door & mosaic style tiled splashbacks. Basin & toilet, also with tiled splashbacks & shelving, with cabinet over, heated towel rail style radiator, shaver point.

BEDROOM TWO 12' 0" x 8' 3" (3.67m x 2.52m) Ceiling light, double glazed window to front aspect, wall mounted heater.

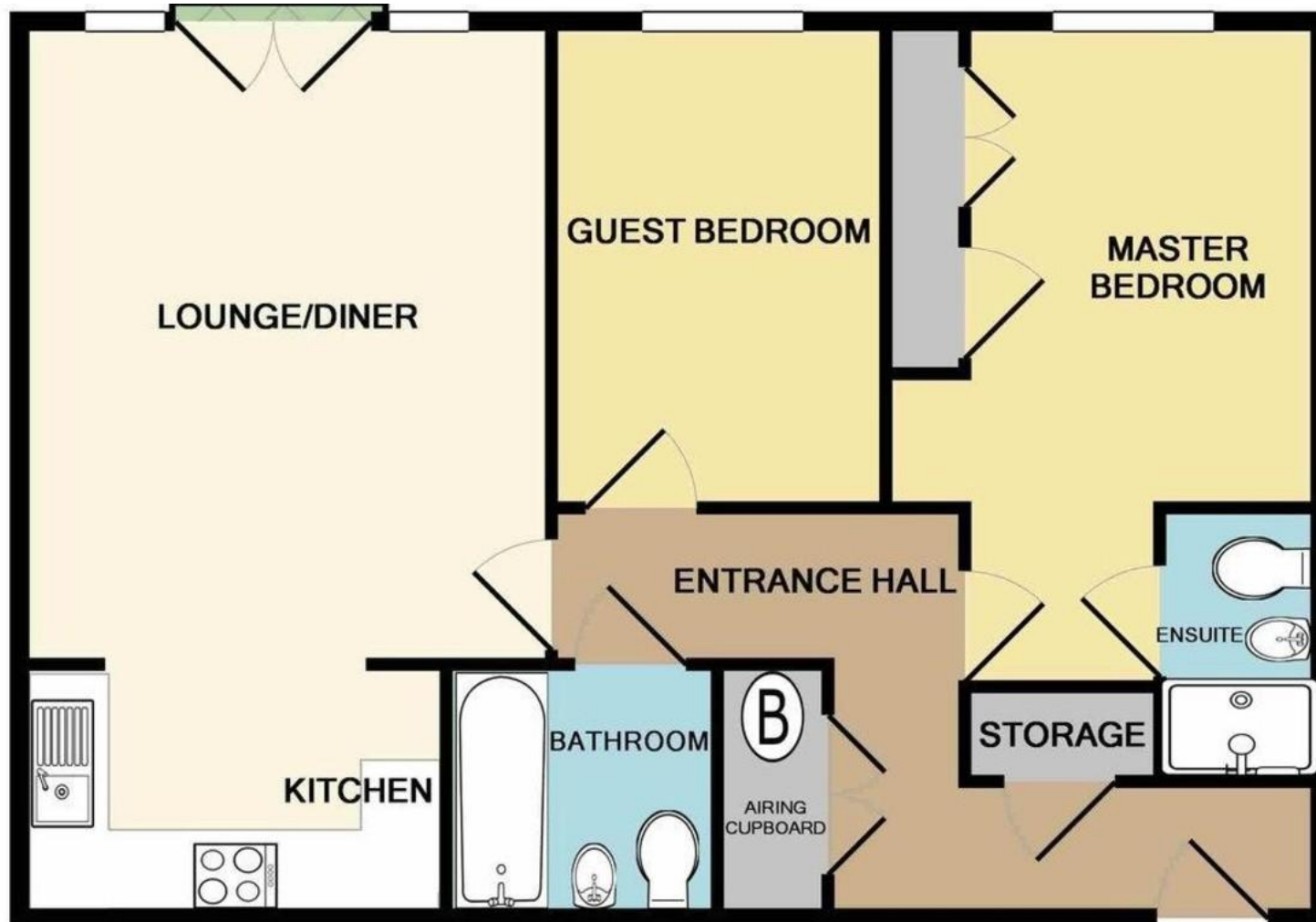
FAMILY BATHROOM Inset spotlights, extractor fan, the suite includes a bath with shower & shelving over, basin & toilet, all with tiled splashbacks. Wall mounted bathroom cabinet with mirrored doors, heated towel rail style radiator.

PARKING SPACE One allocated parking space in secure resident's car park, (short term visitors' spaces available on a first come, first served basis.)

BIKE STORE Secure bike store available to residents.







Martin & Co Poole

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