

FOR SALE



8 Avenel Way, Poole
£219,950


MARTIN & CO

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- **IMMACULATE PRESENTATION!**
- council tax band 'C' = £1820pa
- service charge £2850 approx pa inc. water rates, building ins, communal gardening & cleaning.
- LIFT/ 105 years left on the lease.
- far reaching views
- ground rent £150pa
- 70sqm

This light & bright two double bedroomed apartment is presented for sale in immaculate condition, with far reaching views! Close to Baiter, Whitecliff & Poole Parks, one can also enjoy a level walk to the Quay & Poole town centre! The apartment would be ideal for someone looking for a low maintenance home, or perhaps a holiday home, where one can arrive & enjoy everything the area has to offer!



ENTRANCE HALL

LIVING ROOM

KITCHEN

MASTER BEDROOM

ENSUITE SHOWER ROOM

BEDROOM

FAMILY BATHROOM

SECURE UNDERCROFT PARKING

COMMUNAL BIKE STORE



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



Martin & Co Poole

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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.