

FOR SALE



16 Avenel Way
£185,000


MARTIN&CO

16 Avenel Way

£185,000

- NO FORWARD CHAIN
- service charge £1864 (to include water bills)
- 106 years left on the lease
- council tax band 'B' £1593 pa
- 46 square metres
- Ground rent £100 pa
- Allocated parking

This very well presented first floor apartment is offered to the market with NO FORWARD CHAIN! With a Juliette balcony in the living room, the kitchen benefits from 'Bosch' appliances & the property has generous storage throughout. Close to good transport links as well as good proximity to the town itself, Poole Quay, Poole Park, Whitecliff & Baiter Parks.



ENTRANCE HALL Inset spotlights, wall mounted heater, large double cupboard with space & plumbing for a washing machine, tumble dryer with shelving. Further single cupboard with coat hooks & shelving. Secure entry phone system.

LIVING ROOM 15' 8" x 10' 2" (4.79m x 3.12m) Two ceiling lights, double glazed windows & doors to front aspect opening to a Juliette style balcony. Two wall mounted heaters.

KITCHEN 8' 1" x 6' 6" (2.47max x 1.99max) Inset spotlights, range of wall & base units with worktop over & stylish tiled splashbacks. 'Bosch' cooker hood, hob & oven beneath. Space for freestanding fridge/freezer, additional shelving ideal for cookbooks & herbs/spices.

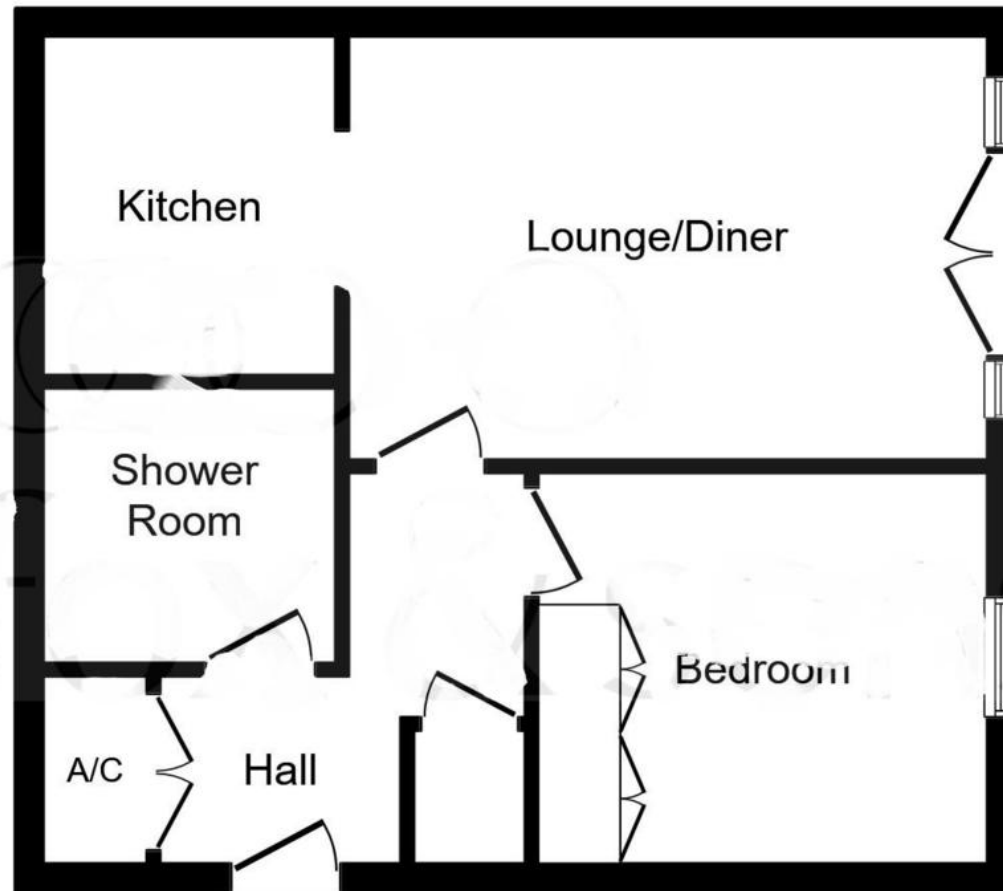
MASTER BEDROOM 10' 5" x 9' 7" (3.20m x 2.94m) Ceiling light, double glazed window to front aspect. Built in double wardrobe, with shelving & hanging rail. Wall mounted heater.

SHOWER ROOM Inset spotlights, extractor fan. Large walk-in shower with splashbacks & screen, vanity unit with inset basin & cupboards beneath, also with tiled splashbacks & mirrored cabinet over. Shaver point, toilet, heated towel rail style radiator.

ALLOCATED PARKING SPACE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		



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