

FOR SALE



Apartment 17, 16 Avenel Way
£270,000


MARTIN&CO

Apartment 17, 16 Avenel Way

£270,000

- 81 square metres
- £3300 service charge pa
- £200 ground rent pa
- NO FORWARD CHAIN
- SANDBANKS & POOLE HARBOUR VIEWS

This light, spacious three bed roomed apartment has the advantage of **EXCEPTIONAL PANORAMIC VIEWS ACROSS POOLE HARBOUR, SALTERNS MARINA & THE SANDBANKS PENINSULA!!**

ENTRANCE HALL Inset spotlights, secure entry phone, two large storage cupboards, one housing the 'Megaflo' hot water system, with space & plumbing for a washing machine & tumble dryer, the other large cupboard with plenty of space for hanging coats & additional storage. Wall mounted heater.

OPEN PLAN LIVING ROOM Two ceiling lights, double glazed window & door opening onto a glazed Juliette balcony, with 180-degree panoramic views across Poole town centre, including Poole harbour itself, Holes Bay & even the Purbecks beyond! Two wall mounted heaters.

KITCHEN AREA Inset spotlights, extractor fan, double glazed window. Range of wall & base units with additional stainless shelving & hanging rail, tiled splashbacks.



Stainless steel 'Neff' cooker hood, & 'Neff' electric hob with stainless steel splashbacks & oven beneath. Space for freestanding fridge freezer.

MASTER BEDROOM Ceiling light, large picture window with same panoramic views across Poole & the surrounding areas. Triple bank of built in wardrobes, all with hanging rails & shelving.

ENSUITE SHOWER ROOM Inset spotlights, fully tiled double width shower cubicle, basin & toilet, all with tiled splashbacks & handy tiled shelving ideal for toiletries. Illuminated mirror, with shaver point & heated towel rail style radiator.

BEDROOM TWO Ceiling light, large picture window with fabulous far-reaching views to Evening Hill, Poole harbour, Salterns Marina & the Sandbanks peninsula! Wall mounted heater.

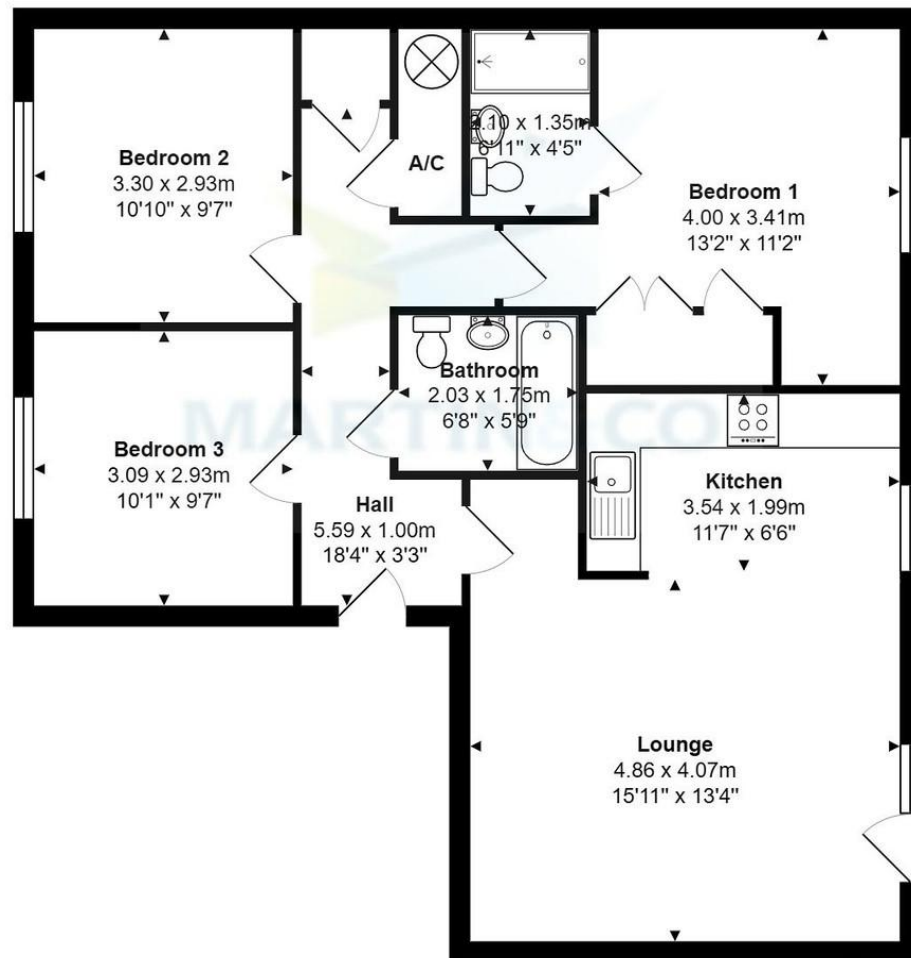
BEDROOM THREE Ceiling light, similar (amazing) views as from bedroom two, with glimpses from this room of Brownsea Island!

BATHROOM Inset spotlights, extractor fan. The suite includes a bath with shower attachment & handle, with tiled splashbacks, a basin & toilet. Tiled shelving over the basin with mirror, shaver point & heated towel rail style radiator.

COVERED & SECURE ALLOCATED PARKING can be accessed via a lift from inside the building, with secure gates. Additional visitor parking 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		72	79
(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	



Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
 T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



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.

