

**FOR SALE**



**Avenel Way, Poole**  
**£155,000**

  
**MARTIN & CO**



## Avenel Way, Poole

£155,000

- ONE BEDROOM FIRST FLOOR FLAT
- UPVC DOUBLE GLAZING
- CLOSE TO POOLE TOWN CENTRE
- COUNCIL TAX B £1670.48
- EPC RATING C

Purpose built one double bedroom flat situated on the first floor benefitting from UPVC double glazing, electric heating, open plan living space, double bedroom with fitted wardrobe, bathroom, utility cupboard, modern kitchen with some integrated appliances and permit parking.



LOUNGE 4.78m x 3.14m

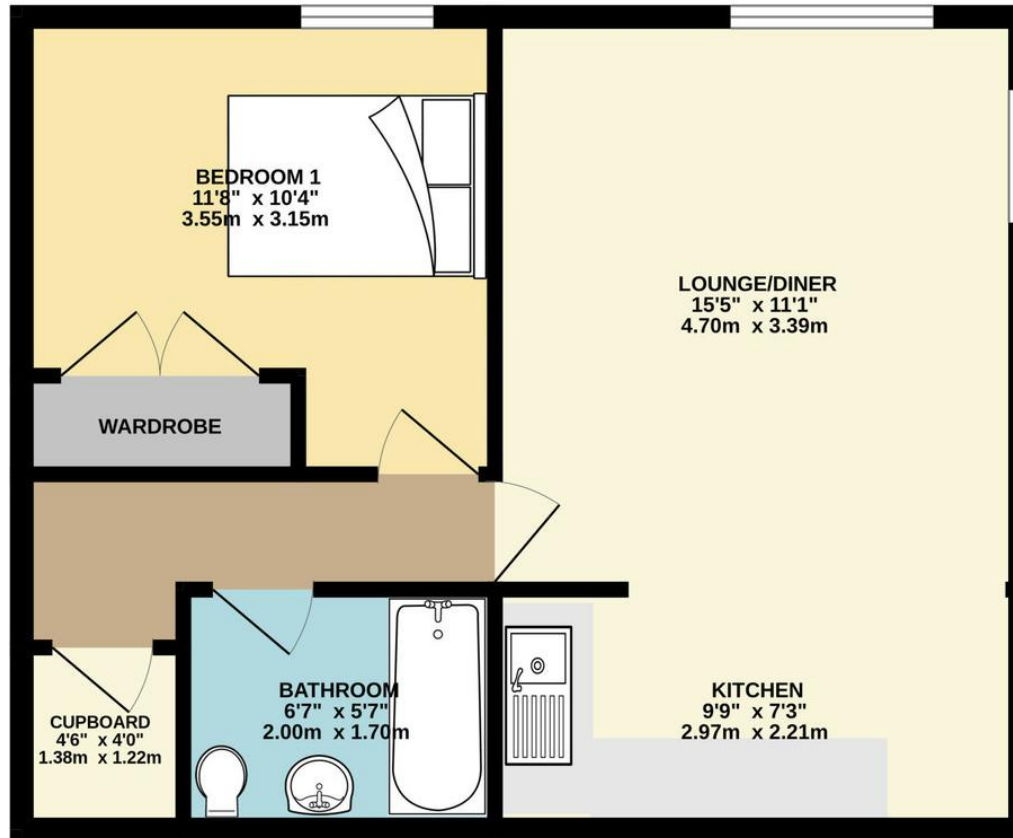
KITCHEN 2.52m x 2.22m

BEDROOM 3.37m x 3.22m

BATHROOM 2.01m x 1.98m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.