



## Flat 1, 18 Avenel Way, Poole, BH15 1EQ

A purpose built, modern ground floor apartment situated in a desirable location on the edge of Poole town centre.

- 1 bedroom
- Open plan living area and kitchen
- Double bedroom with fitted wardrobes
- Well presented
- Walk in store cupboard
- Double glazed
- Electric heating
- A short walk to Baiter Park & Poole Quay
- Neutral décor throughout
- No onward chain

### **ASKING PRICE:**

£160,000 (leasehold)

### **EPC RATING:**

Band - C



## THE PROPERTY

The property is a modern, ground floor purpose-built apartment, built circa 2012. It is located in an enviable position within a short walk of Poole town centre, the Quay and Baiter Park. Poole Harbour is renowned for its sailing and water sport facilities.

A communal front door with a security entry system leads into the block.

Once inside the apartment there is an entrance hall and a useful walk in storage cupboard that houses the hot water cylinder and there is space and plumbing for a washing machine.

The bright living area has dual aspect windows overlooking the communal gardens. The kitchen offers a range of base and eye level units with a fitted electric oven and hob, with space for a fridge/freezer.

The double bedroom includes a built-in double wardrobe. The bathroom has a white 3-piece suite incorporating a bath with shower over, wc and wash hand basin plus heated towel rail.

Outside Avenel Way is set within well maintained grounds, and there is on-street parking. There is also secure bike storage within the garage area.

## ADDITIONAL INFORMATION

Lease: 125 years from 01/01/2005, 105 years remaining

Service charge: 01/09/24 – 28/02/25 £979.34 including water and sewerage.

Ground rent: £100 PA

Pets considered with written consent. AST letting allowed, no holiday lets.

Council tax – B

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Total Area: 46.0 m<sup>2</sup> ... 495 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

