



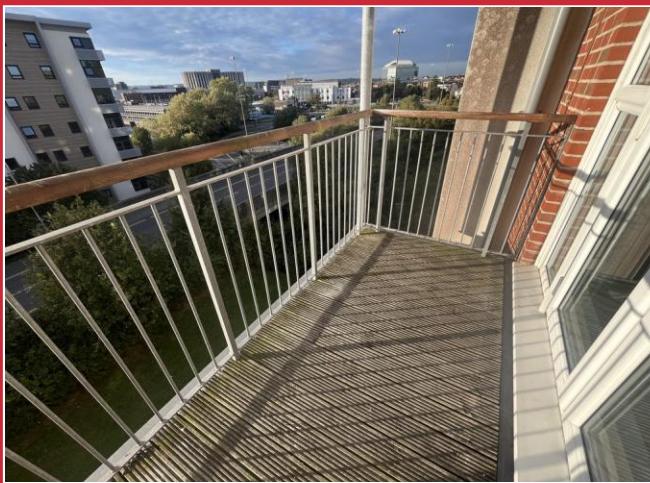
12 Avenel Way, Baiter Park BH15 1EP

Occupying a superb central location close to Poole Park, the shopping centre, Baiter Park and Poole Quay lies this modern, recently decorated, three double bedroom purpose-built 5th floor apartment. There is a generous size lounge/dining room leading to a balcony that provides a sea view of Poole Harbour and Brownsea Island and the apartment is offered with no forward chain.

EPC: 68 Council Tax Band: D Price: £275,000 Leasehold

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Key Features

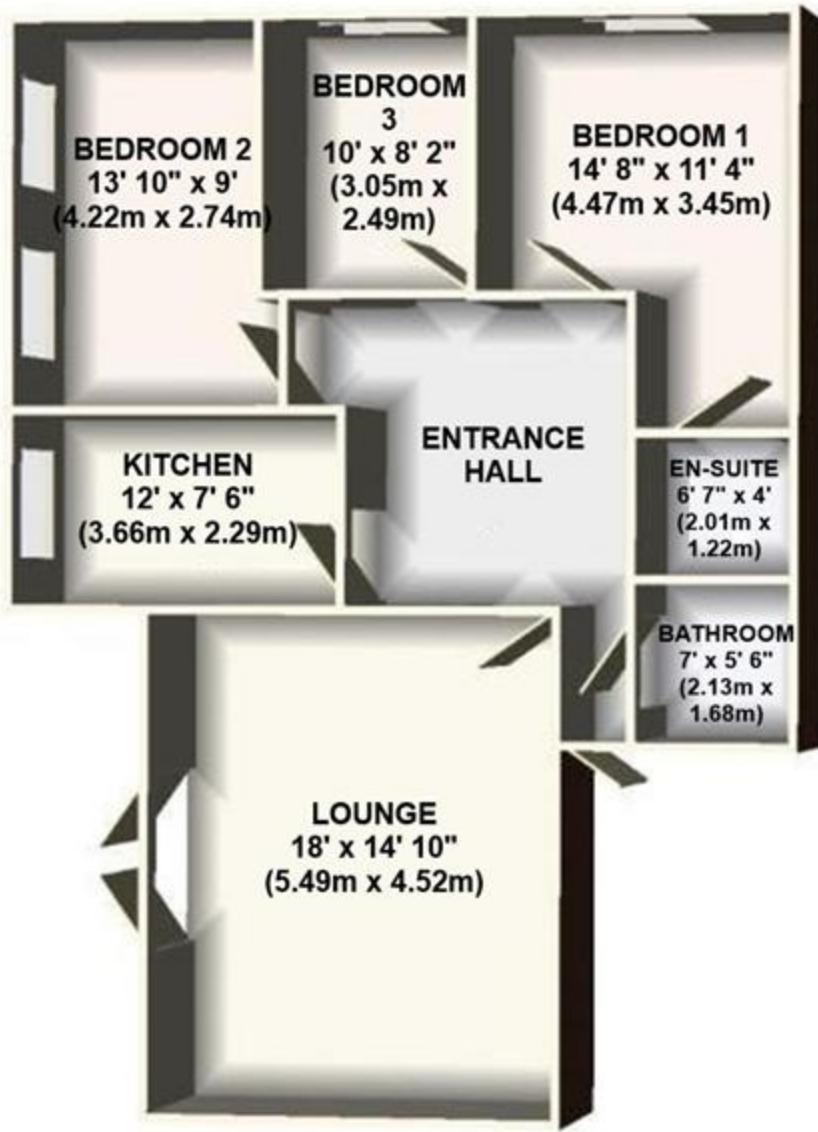
- MODERN PURPOSE-BUILT 5th FLOOR APARTMENT WITH VIEWS
- WELCOMING ENTRANCE HALLWAY
- GENEROUS SIZE LOUNGE/DINING ROOM
- BALCONY PROVIDING A VIEW OF POOLE HARBOUR & BROWNSEA ISLAND
- STYLISH FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS WITH EN-SUITE SHOWER ROOM TO THE MASTER
- FAMILY BATHROOM
- UNDERGROUND PARKING
- CENTRAL LOCATION TO POOLE PARK, SHOPPING CENTRE, BAITER PARK & POOLE QUAY
- LEASE-104 YRS REMAINING, MAINT: £3285.54 P.A., G/RENT: £400 P.A, SUB-LETTING PERMITTED, PETS PERMITTED WITH PERMISSION

The Property

Upon entering the communal hallway, stairs and lift provide access to all floors including to the underground parking space. A personal front entrance door leads through to the roomy, welcoming entrance hallway with an airing/storage cupboard and doors then lead off to all principal rooms. The lounge/dining room is of a very generous size and offers ample space with this leading out onto a balcony that provides a most pleasant sea view of Poole Harbour and Brownsea Island. The stylish modern fitted kitchen has ample soft closing units and draws, integrated appliances to include Neff double oven and grill with slide and hide glass door, Neff hob, Bosch dishwasher and there is a Herringbone patterned tile effect floor. This wonderful apartment benefits from three double bedrooms with an en-suite plus fitted wardrobes to the master and there is the

opportunity to use bedroom three as a home office. A spacious family bathroom with a white three-piece suite then completes the accommodation.

The development is set within very well-maintained communal grounds and it is on the door step of the shopping centre, the main bus/coach terminal, Poole Park, a main line London Railway station, Baiter Park and Poole Quay. We have been informed that there is an allocated underground parking space conveyed with the apartment and we feel that the property would be ideal for a first-time purchase, holiday home to enjoy and explore the local area or buy to let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.com			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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