

FOR SALE



Avenel Way, Baiter Park
£225,000


MARTIN&CO

Avenel Way, Baiter Park

£235,000

- **NEW TO MARKET**
- **TWO DOUBLE BEDROOMS**
- **COUNCIL TAX BAND 'C' £1918pa**
- **SERVICE CHARGE £2986pa**
- **GROUND RENT £300pa**
- **104 YEARS ON THE LEASE**

This beautifully presented apartment in Poole Quarter is sure to impress! The two double bedrooms offer plenty of space, with the master featuring its own ensuite shower room. The open plan living room boasts stunning far-reaching views and even has a Juliette style balcony for enjoying the outdoors. With lots of built-in storage, secure undercroft gated parking, and a secure entry phone system, convenience and security are top priorities.

Located close to Poole Quay, this property is within walking distance to Poole, Baiter Park, local shops, supermarkets, and a variety of amenities. Whether you feel like taking a leisurely stroll by the water or exploring the vibrant town centre everything you need is just a stone's throw away.

With 72 square metres of space, this apartment is the perfect opportunity for anyone looking to enjoy all that Poole has to offer. Don't miss out on the chance to view this fantastic property - book your viewing today!

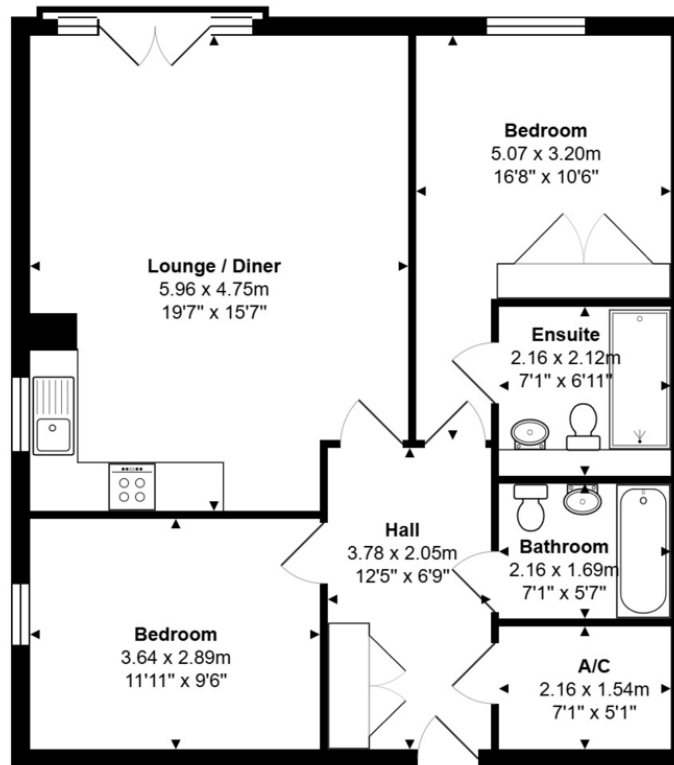


- ENTRANCE HALL
- LIVING ROOM
- OPEN PLAN KITCHEN AREA
- MASTER BEDROOM
- ENSUITE
- BEDROOM
- FAMILY BATHROOM
- LARGE STORAGE CUPBOARD
- SECURE UNDERCROFT PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(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		





Total Area: 72.0 m² ... 776 ft²

All measurements are approximate and for display purposes only

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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.