



## Flat 18, 14 Avenel Way, Poole, BH15 1EQ

### No Onward Chain £190,000

Within easy walking distance of Poole town centre with its excellent transport links. A spacious and light one bedroom, fifth floor apartment with views over the harbour. The apartment is arranged as entrance hall, spacious and light lounge, applianced kitchen, master bedroom with fitted wardrobes, and a full bathroom. Allocated parking space. No forward purchase.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed via a communal entrance door where a lift and staircase gives access to the fifth floor landing.

The apartment is accessed by a solid panel door opening onto

### ENTRANCE HALLWAY

Smooth plastered ceiling, ceiling light point, two spot lights, electric panel heater, power and telephone point. Wall mounted heating thermostat.

An airing cupboard opens housing a pressurised hot water cylinder with slatted linen shelving over, space and plumbing for an automatic washing machine. A second cupboard opens housing the electric consumer unit and meter.

All doors are of a solid panel design.

### LOUNGE 15'7" x 10'4" (4.77 x 3.15)

Smooth plastered ceiling, two ceiling light points, upvc double glazed patio doors opening to a Juliette balcony, views over looking Poole harbour.

Provision of power points, Virgin point, two electric panel heaters.

A large opening leads through into the kitchen.

### KITCHEN 6'6" x 8'3" (2.0 x 2.53)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a range of matching wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner 'Bosch' electric hob with stainless steel matching extractor hood over. 'Hinsense' electric fan assisted oven. Bosch free standing tall fridge / freezer, microwave. Provision of power points.

Smooth plastered ceiling, four spot lights, extractor fan, heat alarm, linoleum floor covering.



### BEDROOM 9'10" x 10'5" (3.01 x 3.18)

Smooth plastered ceiling, ceiling light point, upvc double glazed window, wall mounted panel heater, provision of power points, television point. A wardrobe opens provides a good degree of hanging rail and shelving.



### BATHROOM 6'5" x 6'6" (1.98 x 2.0)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc with dual flush, panel bath with glass and chrome shower screen over and thermostatic mixer tap with shower attachment. Wall mounted shavers point.

Smooth plastered ceiling, four ceiling spot lights, extract fan, linoleum floor covering, electric heated towel rail. Tiled to full height within the bath / shower area and half height tiling to the other walls.



### COMMUNAL FACILITIES

The property benefits from

- Communal bike store
- Communal bin store
- Allocated Parking Space (43)

### TENURE

A 125 years from 1 January 2005 (Lease Term Remaining 104 years)

Ground Rent: £200 per annum

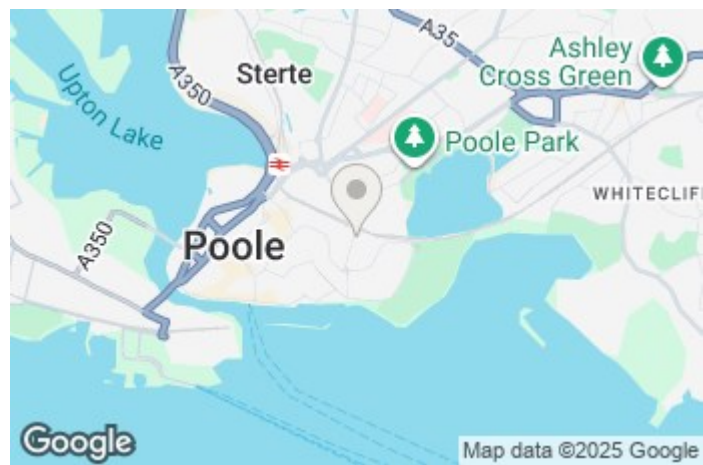
Service Charge: £1816

### Council Tax Band B

### Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA &

HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |