

**16 Avenel Way, Poole,
BH15 1EQ**

**OIEO £160,000
Leasehold**



Occupying a convenient position within the popular Poole Quarter development close to the waterfront, Baiter and Poole Park, The Dolphin Shopping Centre and Poole Quay lies this modern contemporary purpose built third floor apartment. The accommodation comprises of an entrance hallway with storage and utility cupboard, lounge/dining room with Juliet balcony and from here there is a partial sea view of the Harbour, modern fitted kitchen, double bedroom with built in wardrobe and stylish modern fitted shower room. There is UPVC double glazing, electric heating, allocated off road parking space 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 opportunity.

GLAZED COMMUNAL DOOR With wall mounted security entry phone system leads through to:

COMMUNAL HALLWAY Stairs and lift give access to the third floor, this then leads up to a personal front entrance door with spyhole and into:

ENTRANCE HALLWAY Smooth set ceiling, smoke detector, downlighters, wall mounted security entry phone, electric heater, telephone point, digital central heating and hot water control panel with dial, utility cupboard housing the hot water tank with slatted shelving above, space for washing machine and separate storage cupboard housing the electric consumer unit, light wood effect doors with chrome furnishings then lead off to:

LOUNGE/DINING ROOM 15' 10" x 10' 2" (4.83m x 3.1m) Smooth set ceiling, two light points, TV, telephone and FM/DAB/SAT points, two electric heaters, Juliet balcony with UPVC double glazed French doors and double glazed window to the side overlooking the communal grounds with a pleasant partial view of Poole Harbour. The lounge then leads through to:

KITCHEN 8' 1" x 6' 7" (2.46m x 2.01m) Comprising a range of light grey fronted wall and base units to include under pelmet lighting, matching drawers, stainless steel type handles, square edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, Bosch four ring electric hob with fan assisted oven and grill below, stainless steel chimney style extractor hood above and splashback, space for upright fridge freezer, smooth set ceiling, extractor fan, smoke detector and downlighters.

BEDROOM 1 10' 6" x 9' 8" exc. door recess (3.2m x 2.95m) Smooth set ceiling, light point, UPVC double glazed window, electric heater, telephone, TV and FM/DAB/SAT points, built in wardrobe with double opening doors, shelving and hanging space.

SHOWER ROOM 6' 7" x 6' 7" (2.01m x 2.01m) Comprising of a three piece suite to include oversized walk in shower partly enclosed with a glass screen, chrome trim, mains operated shower and chrome plated wall mounted hot and cold water control dials, part tiled walls, shaver point, glass fronted storage cabinet, pedestal wash hand basin with mixer tap, shelf above, push button WC with concealed cistern, white ladder style towel rail, tiled floor, smooth set ceiling, downlighters, extractor fan.



OUTSIDE The development is set within well maintained communal grounds and we have been informed that there is an allocated off road parking space.

LEASE INFORMATION 125 years from January 2005 with 105 years remaining. We understand that sub-letting is permitted.


GROUND RENT The vendor informs us that this is £100 p.a.

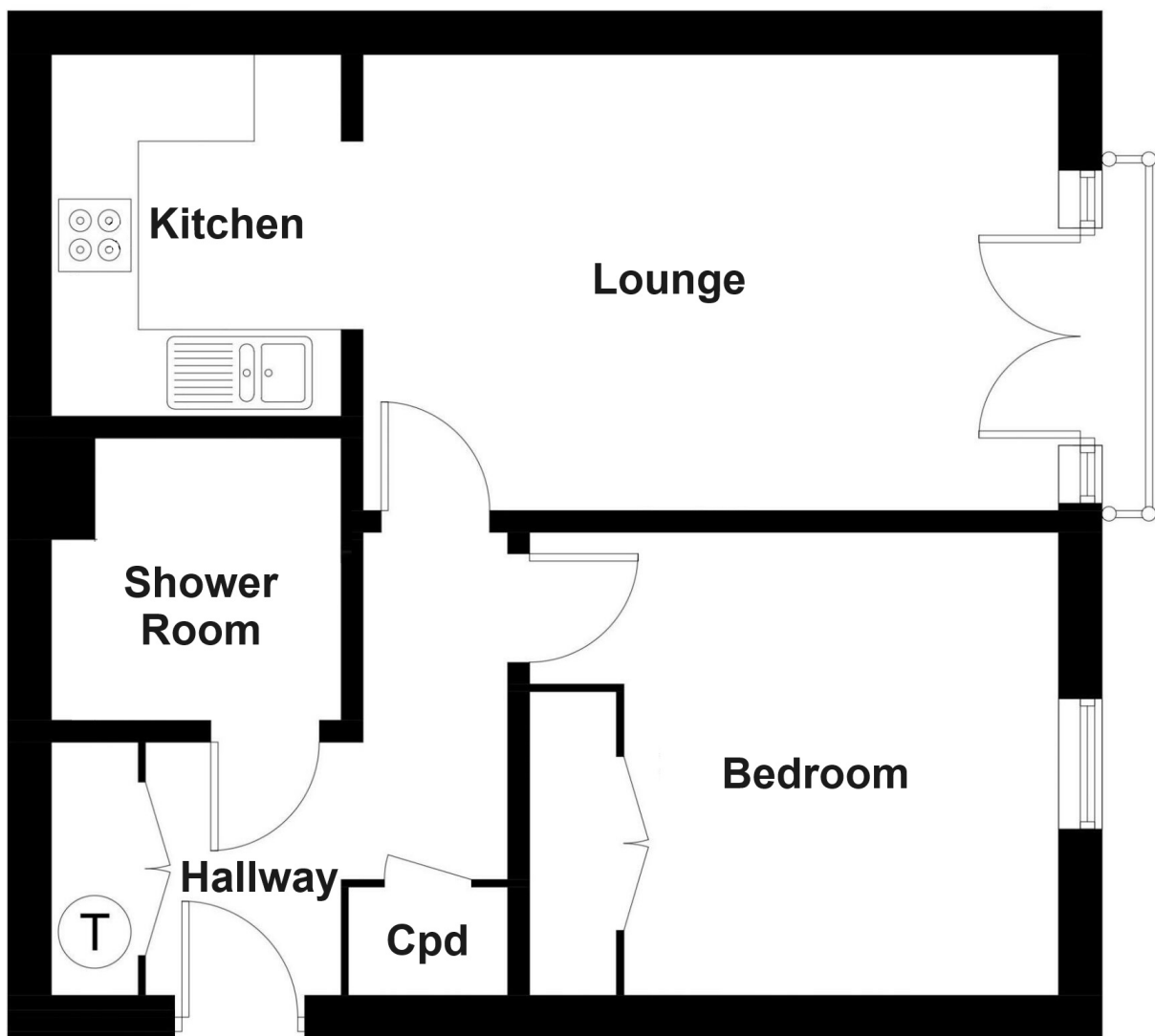
MAINTENANCE CHARGE We are informed by the vendor that this is £951.51 payable every six months.

COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. 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. 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 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. **Ref: 15476**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		81	86
England & Wales		EU Directive 2002/91/EC 	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk