



## 8 Avenel Way, Poole BH15 1EP

An immaculate purpose-built top floor apartment with stairs and lift to all floors. There is generous size living accommodation on offer to include a dual aspect 22ft approx. open plan lounge/kitchen/diner with Juliet balcony, two double bedrooms with an en-suite to the master and a modern bathroom. There is also an allocated underground parking space and this wonderful apartment is located on the doorstep of Poole Park, The Quay, Baiter Park and the shopping centre.

**EPC: TBC Council Tax Band: C Price: £219,950 Leasehold**

 **2**
 **2**
 **1**









## Key Features

- IMPECCABLY PRESENTED TOP FLOOR (4th) PURPOSE BUILT APARTMENT
- STAIRS & LIFT TO ALL FLOORS
- ENTRANCE HALLWAY WITH STORAGE
- 22ft APPROX. OPEN PLAN LOUNGE/KITCHEN/DINER
- JULIET BALCONY
- TWO DOUBLE BEDROOMS (MASTER WITH FITTED WARDROBES & EN-SUITE)
- UPVC DOUBLE GLAZING
- UNDERGROUND PARKING SPACE
- EXCELLENT LOCATION - WALK TO POOLE PARK/THE QUAY/BAITER & WHITECLIFF
- LEASE 104 YEARS. MAINT £2,610PA GROUND RENT £150 TWICE YEARLY

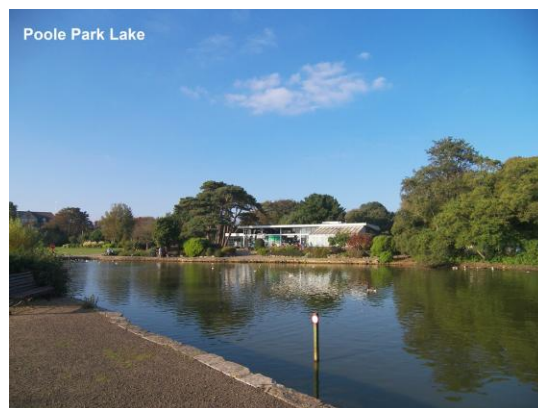
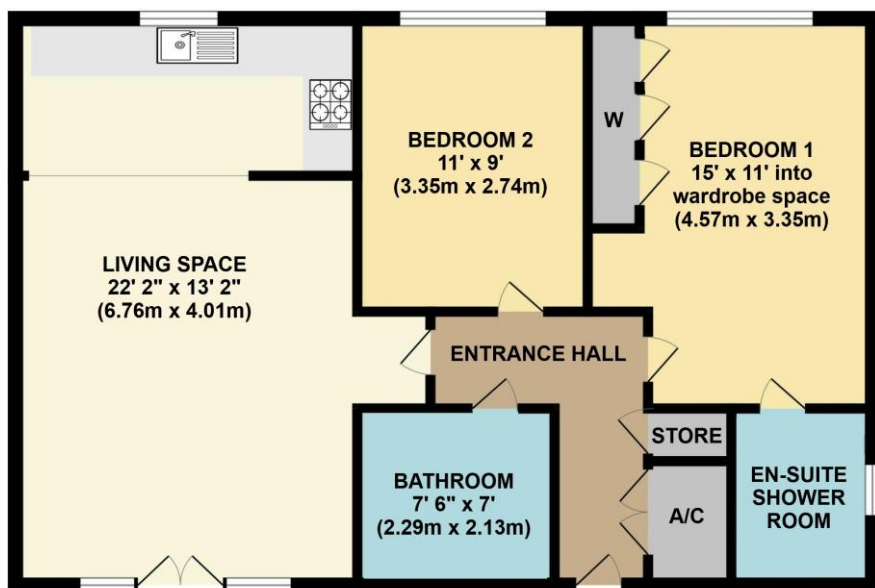
## The Property

Upon entering the communal hallway, stairs and a lift provide access to the top floor and also to the underground parking space. A personal door then leads into the hallway with storage and utility cupboards. The spacious light, bright and airy dual aspect open plan lounge/kitchen/diner is a particular feature benefiting from a Juliet balcony and ample space for furniture.

There are two double bedrooms with a particularly impressive master benefiting from fitted wardrobes and a beautifully presented en-

suite shower room. A stylish modern fitted family bathroom then completes the accommodation.

Externally there is an allocated underground parking space. Poole Park, The Quay, Baiter and Whitecliff Harbourside Park are fantastic for walking and enjoying the coastal scenery. The shopping centre, bus/coach terminal and a mainline London railway station are also close by.



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

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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