



Avenel Way, Baiter Park, Poole BH15 1EQ
£175,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A MODERN, WELL-PRESENTED FIRST FLOOR APARTMENT IN A POPULAR POSITION, BEING JUST A SHORT WALK FROM POOLE HIGH STREET AND HARBOURSIDE PARK

This apartment is set within a modern development in Avenel Way, a popular location in the Baiter Park area of Poole. Residents are conveniently located close to the shops and facilities of the town centre, the quay and the Dolphin Centre. Harbourside Park and Baiter are also just a short walk away, which are perfect for scenic walks and family days, making it ideal for those looking for coastal living. The location is also perfect for easy access to transport links, with Poole train and bus station being nearby, as well as great road transport links and ferry services to further afield. Both Sainsburys and Aldi supermarkets can be found just a short stroll away.

The apartment is found on the first floor of the building, which can be accessed via either stairs or lift access from the well-maintained communal entrance hall. The property features a spacious lounge/dining room with double doors opening onto a Juliet balcony, creating a bright and welcoming atmosphere thanks to plenty of natural light and fresh air. This room opens through to a well-planned kitchen area with plenty of storage and space for appliances. From the entrance hall there are two useful storage cupboards, one of which has connections for a washing machine making it a handy utility space. The double bedroom comes complete with a built-in double wardrobe and there is also a three-piece bathroom with shower over to complete the accommodation.

Outside, ground level resident and visitor parking can be found (time limited to two hours Monday – Saturday 8am to 6pm but with no restrictions outside these times or on Sundays). We understand the current owner has an informal arrangement with another resident to rent an allocated secure underground parking for the coming year, the benefit of which can be passed to the purchaser at no additional cost. At the expiry of this arrangement the purchaser will need to agree their own arrangements.

The apartment is offered with vacant possession and no forward chain and would make an ideal first time buy or buy to let.



KEY FEATURES

- Modern Purpose Built Development
- Well-Presented First Floor Apartment
- One Double Bedroom with Built-In Wardrobe
- Spacious Lounge/Dining Room with Juliet Balcony
- Underground Parking Arrangements for 1 Year Included
- Under Ten Minute Walk to Poole High Street & Dolphin Centre
 - Popular Location Near to Harbourside Park & Baiter
 - Close to Shops, Restaurants, Facilities & Transport Links
 - Vacant Possession & No Forward Chain
 - Ideal First Time Buy or Buy to Let





ADDITIONAL INFORMATION

Tenure

Leasehold - 125 years from 2005,
therefore approx. 104 years remaining.

Ground Rent

£200 per annum

Maintenance

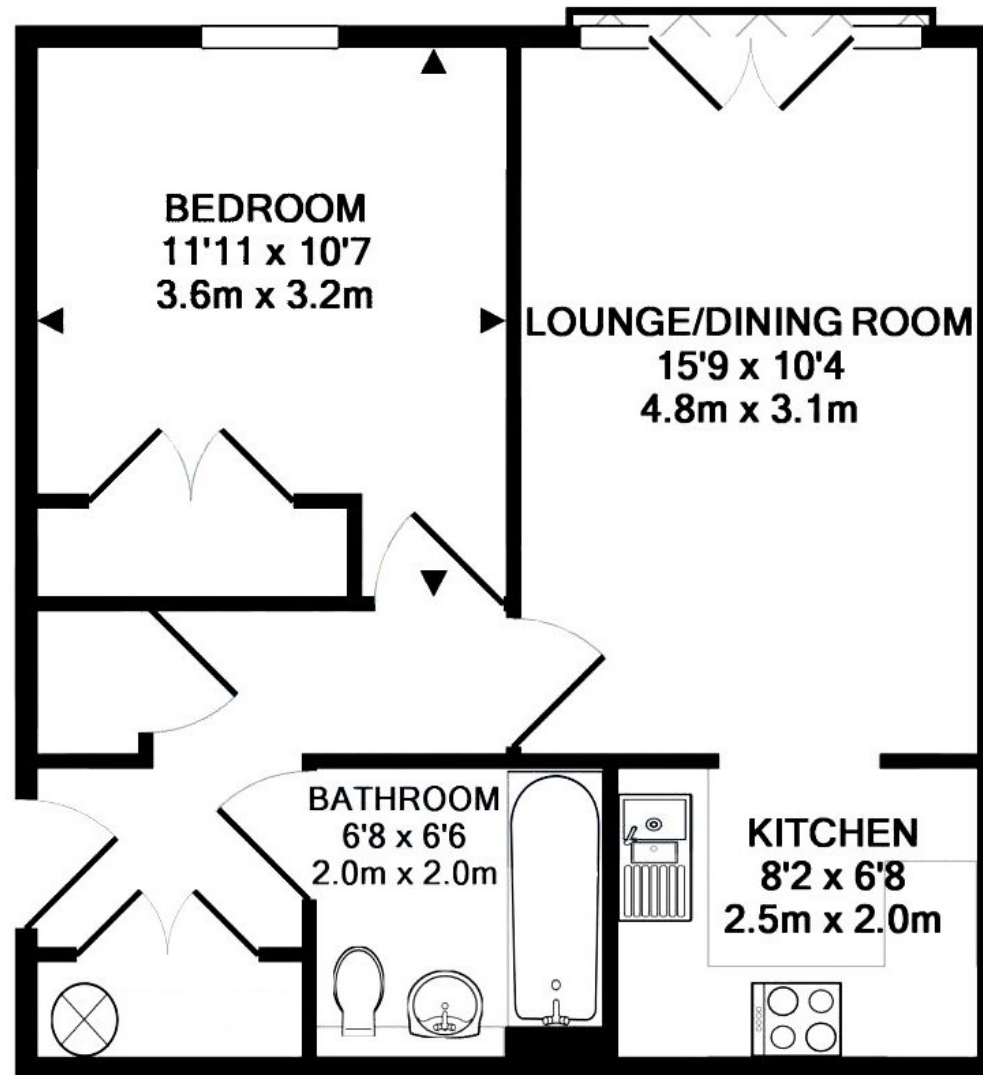
Approx. £1,950 per annum

Council Tax

Band B - BCP Council



FLOORPLAN



TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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