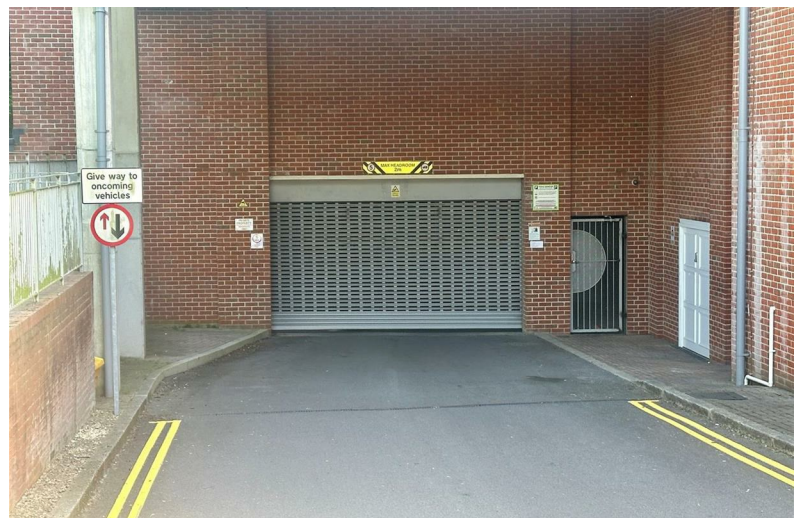


01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

[www.quayliving.co.uk](http://www.quayliving.co.uk)



Flat 11, 4 Avenel Way

Poole, BH15 1EN

£219,500 Leasehold





- Rear Aspect Third Floor Apartment
- Master Bedroom With En-suite
- Light & Spacious Living Accomodation
- Gated Allocated Parking Space
- Council Tax Band C & EPC C
- Two Double Bedrooms
- Juliet Balcony with Far Reaching Views
- Lift Access
- Walking Distance to Poole Quay
- No Onward Chain

A bright & spacious rear aspect third floor apartment in Poole Quarter, located in a purpose-built modern apartment block, within easy walking distance to Poole Quay and Town Centre.

The accommodation is contemporary throughout and comprises an open plan living room with a Juliet Balcony, dining and kitchen area. The sleek fitted kitchen has all modern integral appliances including fridge/freezer, electric oven, hob and extractor. Two double bedrooms, Master with an ensuite shower room and Family bathroom with shower over bath. Further benefits include Utility storage, double glazing, phone entry system and gate-secured allocated undercroft parking.



### **Hallway 12'2" x 6'8" (3.72 x 2.05)**

Accessed via a panelled front door. Inset ceiling spotlights, double hallway storage cupboard. Grey carpet flooring. Entryphone. Wall-mounted electric heater. Access to the Utility Cupboard:

### **Utility Cupboard 7'2" x 5'1" (2.19 x 1.57)**

Shelved storage space. Hot water cylinder. Pendant lighting. Carpet flooring. Plumbing for a washing machine.

### **Bedroom 1 17'3" x 10'3" (5.28 x 3.14)**

This bright and spacious rear aspect Master bedroom is of generous proportions with built-in double wardrobes, grey carpet flooring, pendant light fitting and an electric wall-mounted heater. Accesses the en-suite shower room:

### **En-suite 6'11" x 3'10" (2.13 x 1.17)**

Inset spotlights, large enclosed shower cubicle. Built-in vanity unit wash basin & wc. Heated towel radiator, extractor fan, shaver point, lino flooring.

### **Bedroom 2 12'1" x 9'4" (3.69 x 2.87)**

A second generously sized double bedroom with side aspect window. Grey carpet flooring. Pendant light fitting. Electric wall-mounted heater.

### **Bathroom 6'11" x 5'7" (2.11 x 1.71)**

A tastefully presented bathroom, comprising of a bath with shower over & screen, tiled splashback. Pedestal wash basin & wc. Heated towel radiator, extractor fan, shaver point. Lino flooring.

### **Kitchen/Living Room 19'7" x 15'7" (5.97 x 4.77)**

An attractive bright and spacious living area adjoins the kitchen, with dual aspect benefits and a Juliet balcony. Recessed spot lighting. Grey carpet flooring. Wall-mounted electric heater.

### **Kitchen Area**

Within the open plan living accommodation is the dual aspect kitchen area. A top-quality contemporary fitted kitchen with fitted appliances, including a ceramic hob beneath an extractor stainless steel canopy. Electric oven, and space for a full-height fitted fridge/freezer. Ceiling spotlights. A range of base cupboards & wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Tiled splashback & lino flooring.

### **Outside**

One gate secured undercroft allocated parking space.

### **Tenure**

Leasehold; 125 years from 2005, 100 years remaining.

Service Charge: £2986.24 (2025)

Ground Rent: £300

EPC Rating C

Council Tax Band C

Material Information: Timber frame construction under a pitch tiled roof, Exterior walls part brick construction, cementitious panels and render.

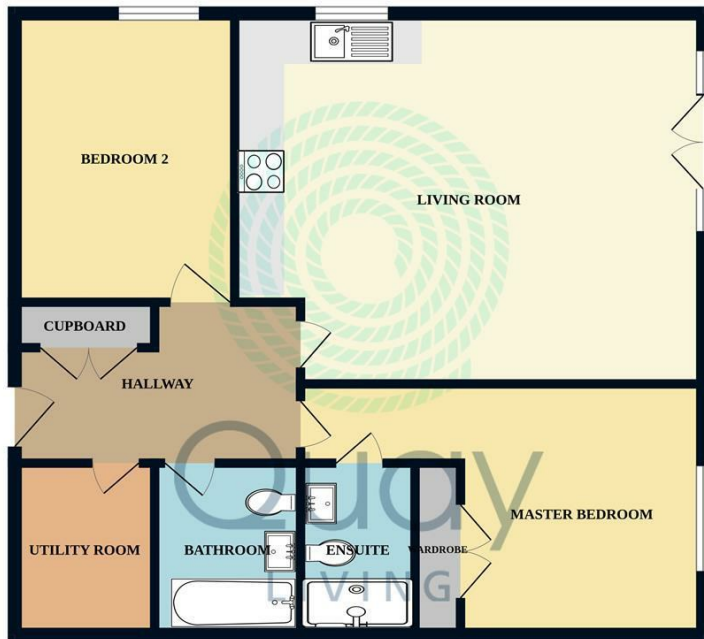
Environment Agency Flood Risk Level : very low risk of surface water flooding  
very low risk of flooding from rivers and the sea

Broadband: Standard 15 Mbps 1 Mbps Good  
Superfast 74 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 100 Mbps

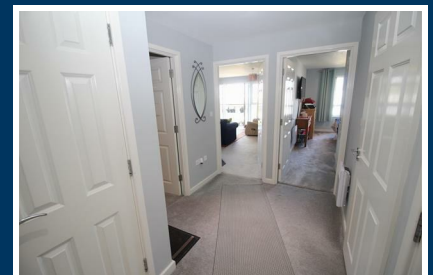
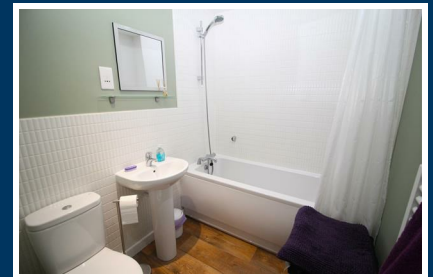




### THIRD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Mapbox 12/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	73	84
	EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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