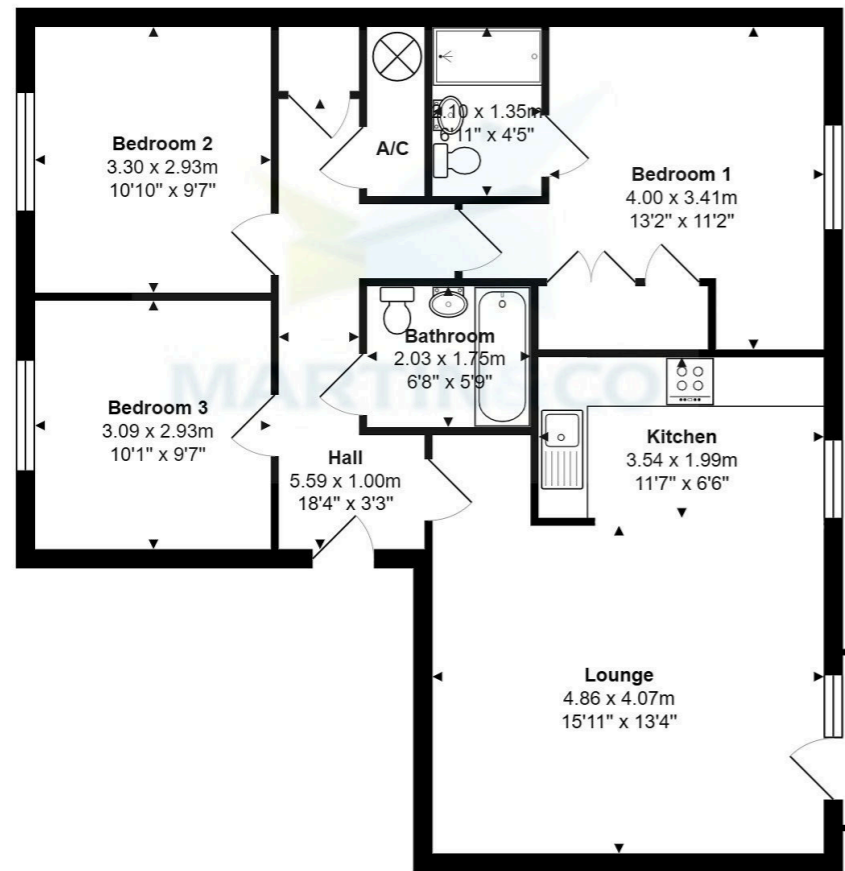


Apartment 17, 16 Avenel Way, Poole Quarter



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			



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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: 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.

Top floor apartment with three bedrooms & AMAZING views of the Sandbanks peninsula!

Guide Price £270,000

- 3
- 1
- 2
- 1

Apartment 17, 16 Avenel Way, Poole Quarter

Guide Price £270,000

- 81 square metres
- PENTHOUSE
- £3300 service charge pa
- THREE BEDROOMS
- £200 ground rent pa
- Council tax 'D' = £2150 pa
- NO FORWARD CHAIN
- SANDBANKS & POOLE HARBOUR VIEWS

This light, spacious three bedroomed apartment has the advantage of EXCEPTIONAL PANORAMIC VIEWS ACROSS POOLE HARBOUR, SALTERNS MARINA & THE SANDBANKS PENINSULA!!! Located on the penthouse level, with lift access, the apartment is conveniently situated with easy level access to Poole Quay, both Poole & Whitecliff Parks, & all the amenities in the town centre including supermarkets & the main line station.



ENTRANCE HALL

LIVING ROOM

KITCHEN

MASTER BEDROOM

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

SECURE, GATED & ALLOCATED COVERED PARKING

