

FOR SALE



Avenel Way, Baiter Park
£225,000


MARTIN & CO

Avenel Way, Baiter Park

£235,000

- **NEW TO MARKET**
- **TWO DOUBLE BEDROOMS**
- **COUNCIL TAX BAND 'C' £1918pa**
- **SERVICE CHARGE £2986pa**
- **GROUND RENT £300pa**
- **104 YEARS ON THE LEASE**

This beautifully presented apartment in Poole Quarter is sure to impress! The two double bedrooms offer plenty of space, with the master featuring its own ensuite shower room. The open plan living room boasts stunning far-reaching views and even has a Juliette style balcony for enjoying the outdoors. With lots of built-in storage, secure undercroft gated parking, and a secure entry phone system, convenience and security are top priorities.

Located close to Poole Quay, this property is within walking distance to Poole, Baiter Park, local shops, supermarkets, and a variety of amenities. Whether you feel like taking a leisurely stroll by the water or exploring the vibrant town centre everything you need is just a stone's throw away.

With 72 square metres of space, this apartment is the perfect opportunity for anyone looking to enjoy all that Poole has to offer. Don't miss out on the chance to view this fantastic property - book your viewing today!



ENTRANCE HALL

LIVING ROOM

OPEN PLAN KITCHEN AREA

MASTER BEDROOM

ENSUITE

BEDROOM

FAMILY BATHROOM

LARGE STORAGE CUPBOARD

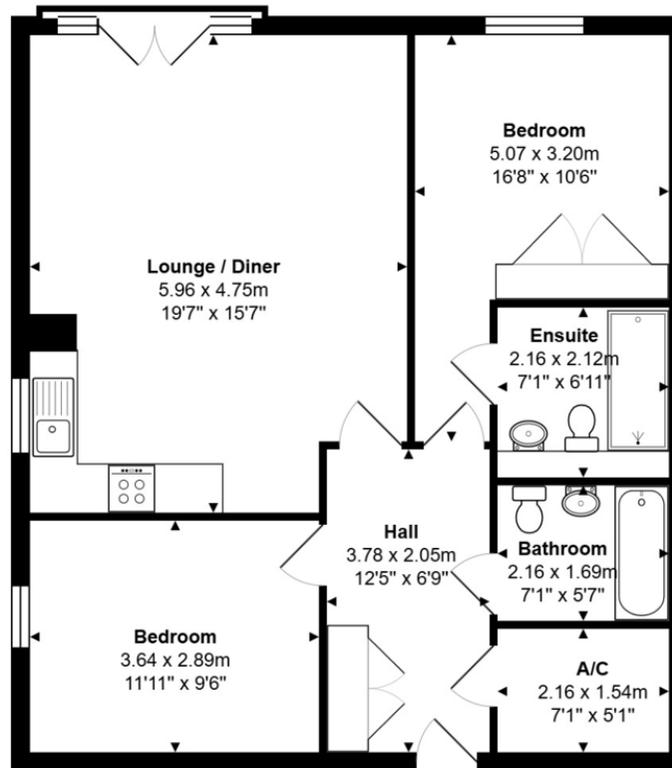
SECURE UNDERCROFT PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(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	

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Total Area: 72.0 m² ... 776 ft²

All measurements are approximate and for display purposes only

Martin & Co Poole

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