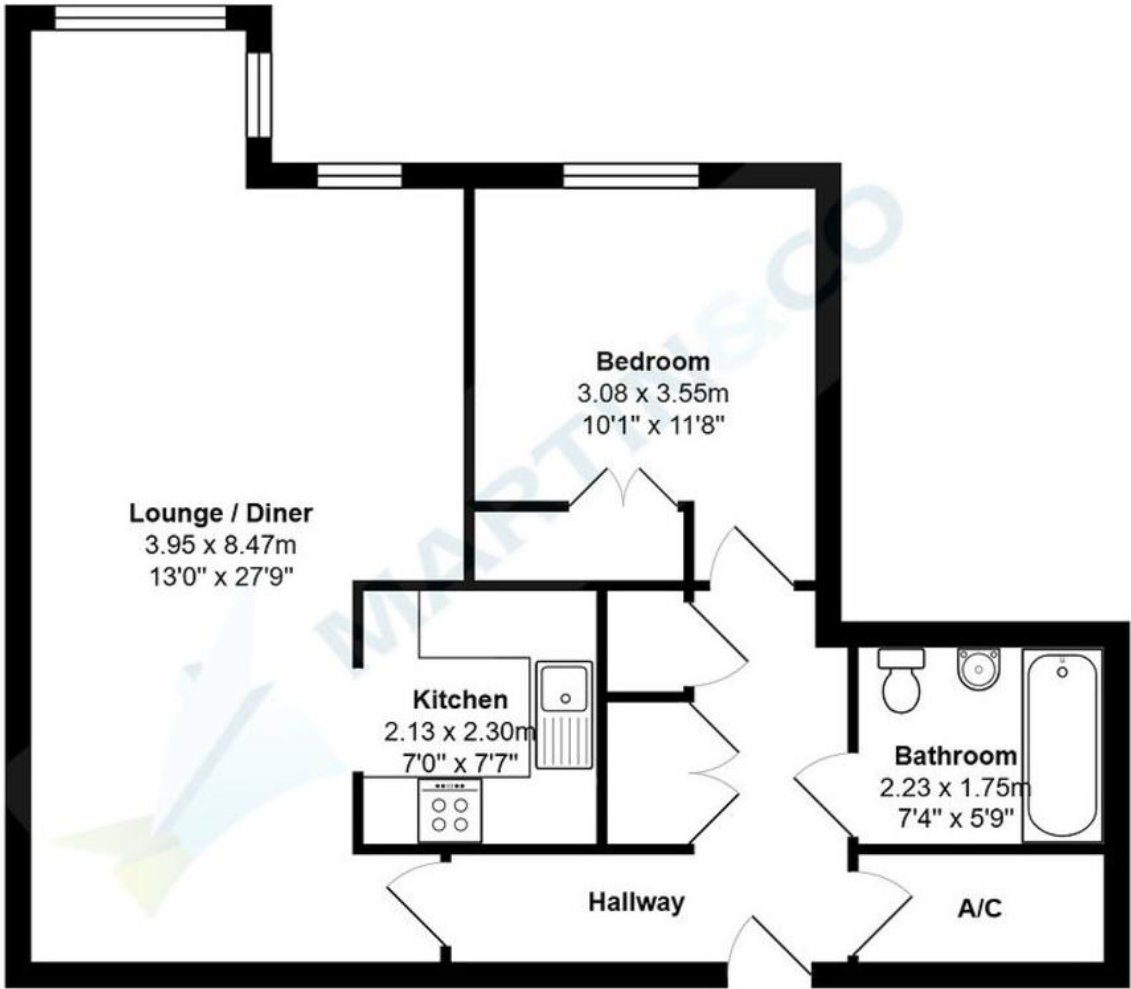


Property Location  
Poole



Total Area: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**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.

Avenel Way, Poole

Asking Price Of £190,000

**Martin & Co Poole**  
• 109 Commercial Road • Poole • BH14 0JD  
T: 01202 710171 • E: poole@martinco.com

**01202 710171**  
<http://www.poole.martinco.com>





Double Bedroom

Close To Town Centre

No Forward Chain

Spacious Lounge/Diner

Modern Bathroom

Lift In The Block

Built In Wardrobes

Electric Heating

Council Tax Band: B

Parking Space



## Why you'll like it

Located in a sought-after area, this charming one-bedroom flat offers comfortable and convenient living within a well-maintained block that benefits from lift access.

The flat features a generously sized double bedroom, complete with a built-in storage cupboard, providing plenty of space for clothes and personal belongings. A separate bathroom serves the property, fitted with a bath, an overhead shower, toilet, and basin-ideal for both relaxing soaks and quick, efficient use.

At the heart of the home is a bright and airy open-plan lounge and dining area. This versatile space enjoys plenty of natural light and is perfect for both relaxing evenings and entertaining guests. The layout flows seamlessly into the kitchen, which is well-equipped with ample space for appliances and features an integrated oven and hob.

The flat is located in a popular residential location, offering easy access to local amenities, public transport, and green spaces.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

