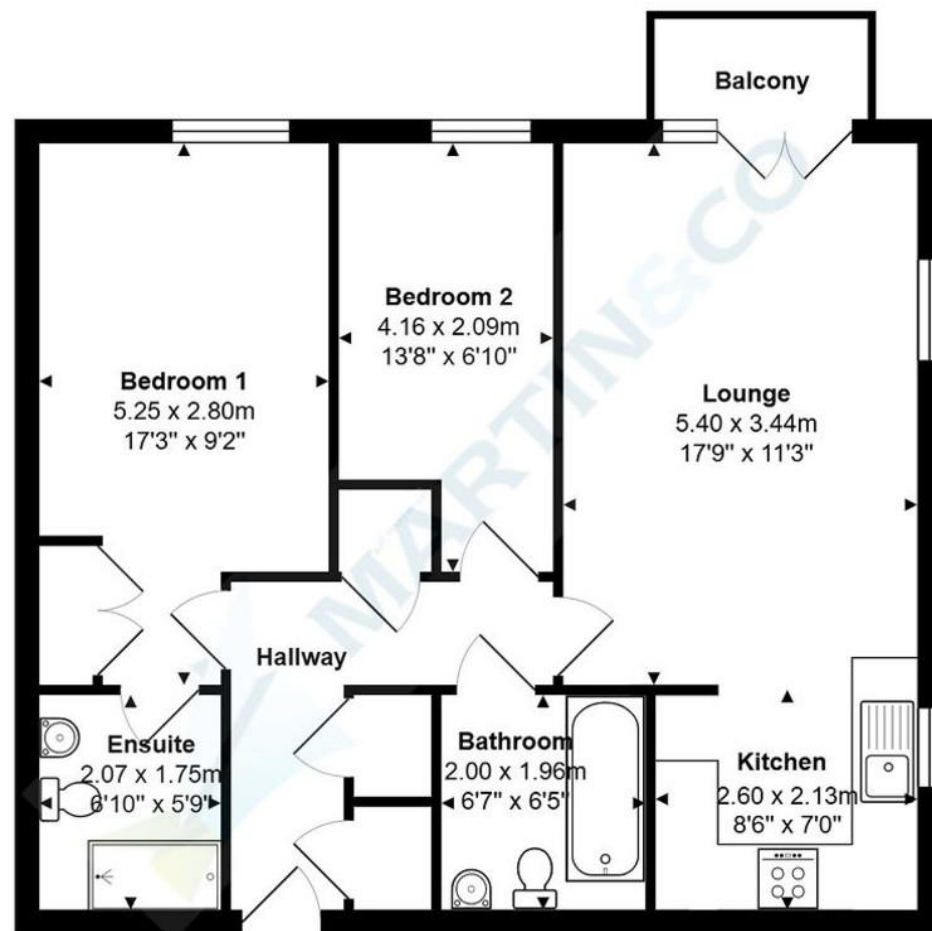


Avenel Way, Poole



Total Area: 63.7 m² ... 685 ft² (excluding balcony)

All measurements are approximate and for display purposes only

the Property
mbudsman

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

Guide Price £200,000

Martin & Co Poole

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T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>

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MARTIN&CO

**3 Avenel Way
Poole
BH15 1YT**

Key features:

- No Forward Chain
- Two Double Bedrooms
- Two Bathrooms
- Ideal Starter Home
- Electric Heating
- Lift In The Block
- Call Now to Arrange
- Close To Poole Town Centre & Quay



Why you'll like it

We are pleased to bring to market this beautifully presented two-bedroom flat located in the sought-after Poole Quay area. Perfectly positioned to enjoy the harbourside lifestyle, this modern apartment offers spacious and stylish accommodation ideal for first-time buyers or buy to let investors.

The property features two generous double bedrooms, providing ample space for relaxation and storage. The main bedroom benefits from a private En-suite shower room, offering added convenience and comfort. In addition, there is a well-appointed family bathroom which includes a full-sized bath with shower over, toilet, and wash basin.

At the heart of the home is the contemporary open-plan kitchen, dining, and living area. Designed with modern living in mind, this space is ideal for both entertaining and everyday life. The kitchen is modern and functional, featuring an integrated oven and hob, as well as dedicated space for additional appliances such as a fridge-freezer and washing machine.

Large windows fill the living area with natural light, and the room opens out onto a private balcony.

Located in Poole Town, residents can enjoy a wide range of local amenities including shops, cafés, restaurants, and excellent transport links. The flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		

also offers secure entry and lift access, making it suitable for a variety of buyers.

This is a fantastic opportunity to secure a stylish and well-located property in one of Dorset's most desirable waterside locations. Early viewing is highly recommended.

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

