



Avenel Way, Poole, Asking price £275,000

POOLE, STUNNING TOP FLOOR APARTMENT WITH VIEWS, £275,000. Take a look at this new to the market top floor apartment located in the sought after Avenel Way, Poole development. Located on the 6th floor with views across to Poole and serviced with lift access. Spacious L shaped entrance hall with laminate flooring. Modern electric heating and double glazing. A good sized lounge dining room with laminate flooring and doors to a sunny aspect balcony with far reaching views. Modern fitted kitchen with integrated appliances and breakfast bar. Three double bedrooms with the principle bedroom having an en suite shower room. There is also a family bathroom with white suite. This property comes with an allocated parking space in the underground car park. It has a good length remaining on lease. The property would make an ideal FIRST TIME BUY or an INVESTMENT PROPERTY. Viewings are now starting for this stunning apartment. A short walk away is Baiter Park waters edge and also easy access into Poole town centre and Poole quay. Poole Railway station is also close. DON'T MISS OUT ON THIS PROPERTY AND MAKE YOUR NEXT MOVE FOR 2026 TO POOLE QUARTER.



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FRONT DOOR AND ENTRANCE HALL

13'2" x 10'0" (4.02 x 3.06)

Communal entrance with stairs and lift to the 6th floor leading to the apartment. Light wood coloured front door. Spacious L shaped entrance hall with white ceiling, emulsion painted walls and light wood coloured laminate flooring. Doors leading to all rooms. Ceiling lighting. Light switches and plug sockets.

LOUNGE DINING ROOM

17'10" x 14'7" (5.45 x 4.47)

Door leading from the entrance hall into this spacious and well laid out lounge dining room. White ceiling, emulsion painted walls and fitted flooring. Ceiling lighting. Two heaters. Upvc double glazed patio doors opening out onto a sunny aspect balcony, which is a feature of this room, creating a light and airy feel. Light switch, plug sockets and TV socket. There is plenty of room for a large dining table and chairs along with sofas.

BALCONY

Two opening upvc double glazed patio doors leading from the lounge out onto this sunny aspect balcony with far reaching views. Metal railings and wooden decked flooring. Harbour views. Great outside space to chill and enjoy a glass of wine.

KITCHEN

11'9" x 7'3" (3.60 x 2.21)

Door leading into this well designed and modern kitchen breakfast room. White ceiling, part tiled and part emulsion painted walls and fitted flooring. A good range of fitted wall, base and drawer units with laminate worktops. There is plenty of room to have a breakfast bar to the left hand wall. Electric four ring hob, stainless steel extractor fan and electric oven. Integrated fridge freezer. Integrated dishwasher and integrated washing machine. Window to the side aspect. Wall mounted heater. Light switch, plug sockets and fuse switches.

BEDROOM ONE (PRINCIPLE)

14'9" x 11'1" (4.51 x 3.39)

Door leading from the entrance hall into this spacious and modern main double bedroom with white ceiling, emulsion painted walls and fitted light wood coloured laminate flooring. Window to rear aspect. Built in wardrobes with three doors and shelving and rails inside. Light switches and plug sockets. Ceiling recess lighting. Heater. Door leading into the en suite shower room.

EN SUITE SHOWER ROOM

6'7" x 5'0" (2.01 x 1.53)

Door leading into this modern style en suite shower room. White ceiling, part tiled and part emulsion painted walls and lino flooring. Ceiling lighting. White sink with chrome effect fittings and pedestal. White wc with seat and lid and cistern flush. Heated towel rail.

BEDROOM TWO (DOUBLE)

11'8" x 8'9" x 13'9" (3.57 x 2.69 x 4.20)

Door leading into this good sized double bedroom. White ceiling, emulsion painted walls and fitted carpet. Windows with rear aspect and views. Light switch and plug sockets. Heater.



BEDROOM THREE

9'10" x 8'2" (3.02 x 2.49)

Door leading into this smaller double bedroom with side aspect. White ceiling, emulsion painted walls and laminate flooring. Ceiling lighting. Light switch and plug sockets. Double glazed window with rear outlook. This would make an ideal dressing room, study or nursery.

FAMILY BATHROOM

6'8" x 6'10" (2.04 x 2.10)

Door leading from the entrance hall into this modern bathroom. White ceiling, part tiled and part emulsion painted walls and fitted tile pattern lino flooring. Ceiling lighting. Heated towel rail. White suite consisting of bath with chrome effect fittings and shower fitting. White wc with seat and lid and cistern flush. White sink with chrome effect fittings.

PARKING

One allocated parking space conveyed with the apartment, located in the underground garage.

TENURE

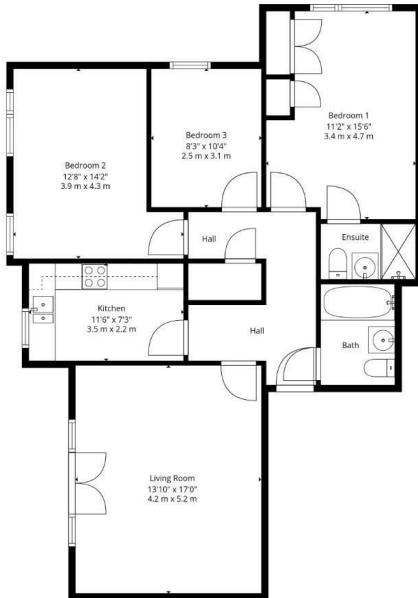
We have been advised that the lease remaining is 105 years

Ground Rent: We have been advised this is at £400.00 per annum

Service Charges. £3285.00 Per annum to include building insurance

Council Tax band: D





TOTAL: 941 sq. ft. 87 m²
1st floor: 941 sq. ft. 87 m²
EXCLUDED AREAS: WALLS: 74 sq. ft. 7 m²

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Consumer Protection from Unfair Trading Regulation

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 purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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