



14 Avenel Way, Baiter Park, Poole BH15 1EQ

* No Forward Chain * An immaculately presented pet friendly 2nd floor purpose-built apartment that includes an impressive 23ft open plan lounge/kitchen/diner with French doors opening onto a spacious balcony overlooking the communal grounds. The development is set within a fantastic central location close to Poole Park, the shopping centre, a main bus and London Waterloo railway stations, Baiter Park and Poole Quay.

EPC: C Council Tax Band: B Price Guide: £150,000/£160,000 Leasehold  **1**  **1**  **1**





Key Features

- NICELY PRESENTED 2ND FLOOR PURPOSE BUILT APARTMENT
- SPACIOUS BALCONY OVERLOOKING COMMUNAL GROUNDS
- LIFT & STAIRS TO ALL FLOORS
- ENTRANCE HALLWAY WITH STORAGE
- OPEN PLAN KITCHEN/LOUNGER/DINER
- LARGE DOUBLE BEDROOM WITH FITTED WARDROBES
- ALLOCATED PARKING SPACE
- 104 YEARS REMAINING ON THE LEASE
- GROUND RENT £100 PA / SERVICE CHARGE £146 PER MONTH
- SUB-LETTING & PETS PERMITTED

The Property

Step into this stylish second-floor apartment via a well-maintained communal hallway with both stairs and lift access. Inside, a spacious entrance hall welcomes you with a large utility cupboard for added convenience.

The heart of the home is a 23ft open-plan lounge/kitchen/diner, opening onto a generous private balcony overlooking the communal grounds-perfect for morning coffee or evening relaxation.

The double bedroom features fitted wardrobes and views of the outside area, while the contemporary family bathroom completes the layout

Outside, enjoy the ease of an allocated parking space with direct access to the communal entrance.

Ideally located near Poole Park, The Quay, Baiter, and Whitecliff Harbourside Park-perfect for scenic walks and coastal living. Plus, you are just moments from the shopping centre, transport links, and a mainline station to London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	84
(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	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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