



HEARNES

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**Avenel Way,
Poole, Dorset, BH15 1EP**

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Leasehold Price £220,000

An immaculate and particularly spacious Town Centre two double bedroom, two bathroom ground floor apartment with a superb open plan kitchen/lounge/dining room, secure undercroft parking, security entryphone system, double glazing and electric slimline radiators. The apartment is superbly located approximately 500m from Poole Park, 350m from Baiter Park and beach, 600m from the High St shops and restaurants in the town centre and 450m from Sainsbury's.

- 2 double bedroom ground floor apartment
- Modern bathroom and en-suite shower room to master bedroom
- Security entryphone system
- Secure undercroft parking with an electric remote control gate
- Broadband via fibre-optic cable
- Well equipped kitchen with Bosch oven, ceramic hob and hood, space for fridge/freezer and slim line dishwasher
- Plumbing for washer/dryer in double door storage cupboard

This stylish, contemporary apartment is part of the Poole Quarter development situated in Poole Town Centre. The building is serviced by light and airy carpeted communal hallways, passenger lift, security entryphone system and parking. Poole Quay is less than 800m away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants.

Term of Lease: 125 years from 2005

Maintenance Charges: £950 every 6 months

Ground Rent: £150 Per Annum

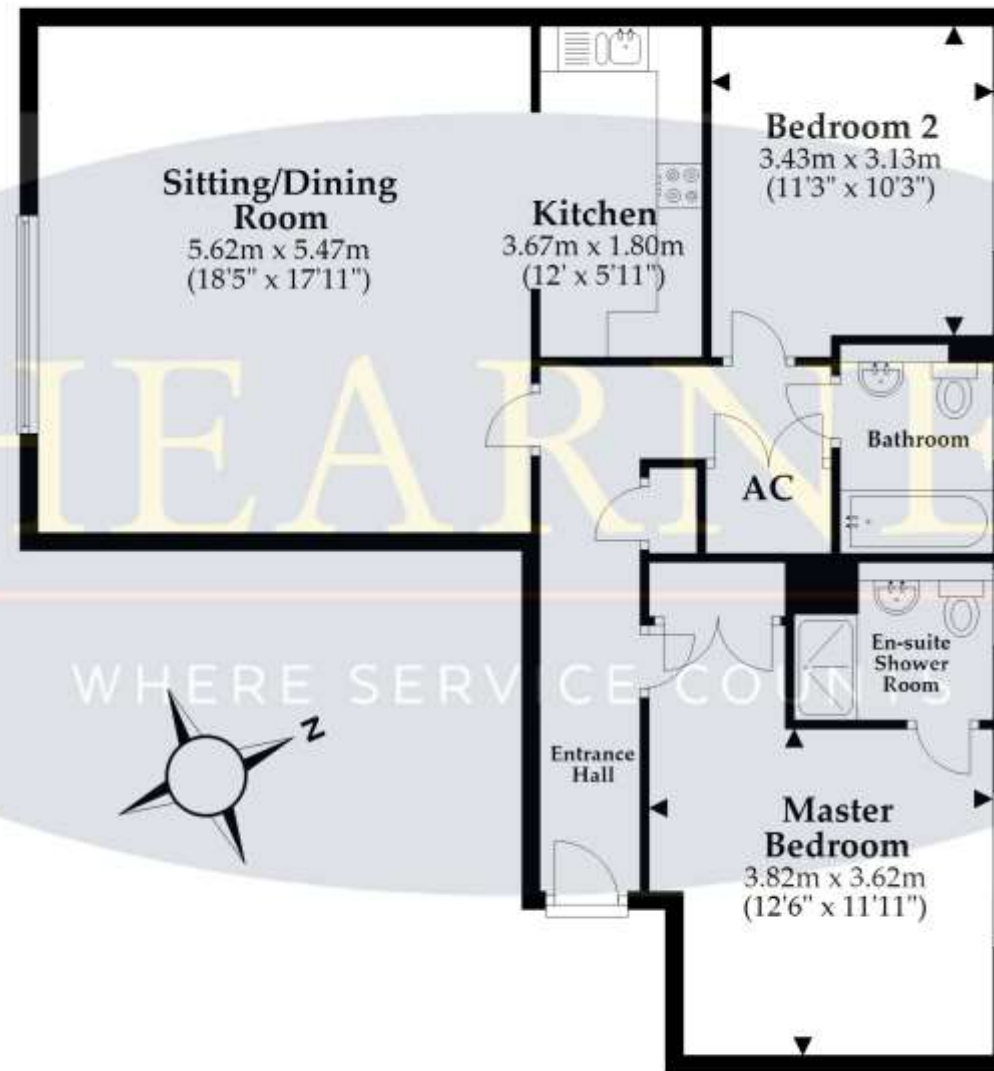
Council Tax Band: C EPC Rate: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor

Approx. 85.8 sq. metres (923.4 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



