











# 2 bedroom flat for sale, Avenel Way, Poole BH15 (2200 GBP)



Location **South West, Dorset**  
<https://www.freedasz.co.uk/x-164462-z>

Presented in show home condition and much larger than the average 2 bed on Poole 1/4. Offering large lounge / diner, modern fitted kitchen, bathroom and ensuite to master bedroom. Also benefitting from southerly facing balcony and secure parking2 double bedroom modern apartmentEnsuite to master bedroomSoutherly facing balconyMuch larger than averageSecure parkingShow home conditionCommunal Entrance Access via security entry system. Lift and stairs to all floors. Access to car parkEntrance Hall Private wooden door gives access. Utility cupboard with space and plumbing for washing machine, storage cupboard. Telephone point, wall mounted electric heater, wall mounted entry phone systemReception Room18'4" x 18'1" (5.59m x 5.51m). UPVC double glazed windows to front aspect with UPVC double glazed patio doors leading onto balcony. 2 wall mounted electric heaters, TV point, telephone point. Smooth set ceiling. Open plan to kitchenKitchen12'2" x 5'11" (3.7m x 1.8m). Modern fitted kitchen to comprise a range of matching wall and base units with contrasting roll edge work surfaces. 4 ring electric hob with stainless steel splash back and cooker hood over with electric oven under. Space for tall fridge / freezer, integral dishwasher. Stainless steel 1 1/2 bowl sink / drainer unit. Smooth set ceiling with spot lights and extractor fanBedroom 11'5'9" x 12'6" (4.8m x 3.8m). UPVC double glazed window to rear aspect. Built in double wardrobe, TV point, telephone point, wall mounted electric heater. Smooth set ceiling. Door into ensuiteEn-suite7'3" x 5'11" (2.2m x 1.8m). UPVC opaque double glazed window to rear aspect. Modern suite to comprise low level flush w/c, wash hand basin and double shower cubicle. Part tiled walls, heated towel rail. Smooth set ceiling with spot lights and extractor fanBedroom 21'0" x 9'9" (3.05m x 2.97m). UPVC double glazed window to rear aspect. Wall mounted electric heater, smooth set ceilingBathroom7'3" x 5'7" (2.2m x 1.7m). UPVC opaque double glazed window to rear aspect. Modern suite to comprise panel bath with mixer shower attachment, low level flush w/c and wash hand basin. Part tiled walls, heated towel rail. Smooth set ceiling with spot lights and extractor fanParking One allocated parking space is conveyed in the secure gated car

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