



Flat 1 Fontwood 7 Tower Road, Poole BH13 6HX
£380,000 Leasehold





****CLOSE TO BEACHES**** A spacious GROUND FLOOR apartment with MODERN DECOR THROUGHOUT, situated in the heart of BRANKSSOME PARK. TWO DOUBLE BEDROOMS, LARGE RECEPTION ROOMS, WEST FACING TERRACE and GARAGE.

- GROUND FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- GARAGE
- TWO DOUBLE BEDROOMS
- WEST FACING TERRACE
- WALKING DISTANCE TO THE BEACH

Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

Fontwood occupies a lovely position in the sought after area of Branksome Park being within walking distance of glorious sandy beaches. A bright and spacious, two double bedroom ground floor apartment within small development. The exceptionally well presented property offers a spacious lounge/diner, a fully fitted modern kitchen/dining room with access to private sunny west facing patio on to the attractive communal gardens , two good size double bedrooms with extensive built-in wardrobes, bathroom and separate w.c. Additionally, there is a garage conveyed with the property and a long lease remaining.

Tenure: Leashold Start Date: 25/2/2020 149 years approx

Maintenance: £2,800.66 per annum Sinking Fund: Yes Maintenance includes: Building Ins, Window Cleaning, Gardening, Water & Sewerage, cleaning/maintenance of communal areas.

No Pets

EPC: D 2028

Council Tax: E, BCP





GROUND FLOOR

1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

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.

clarification or information.

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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-150	G
80-100	F
60-80	E
40-60	D
20-40	C
10-20	B
1-10	A
Very energy efficient - lower running costs	
Climate	Normal

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-150	G
80-100	F
60-80	E
40-60	D
20-40	C
10-20	B
1-10	A
Very environmentally friendly - lower CO2 emissions	
Climate	Normal