



FONTWOOD, TOWER ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

£325,000 LEASEHOLD

This incredibly spacious and well presented two double bedroom ground floor apartment is situated in a prime position in Branksome Park being just a short distance from the superb range of shops, bars and restaurants at Westbourne Village. Accommodation includes a large kitchen breakfast room, a south-westerly aspect lounge diner, two double bedrooms both with fitted wardrobes, a secluded patio overlooking the beautiful communal gardens and a garage. With the award-winning sandy beaches just a short walk away, viewing is highly recommended

Two double bedrooms | Ground floor | South westerly aspect secluded patio | Recently fitted kitchen diner | Spacious lounge diner | Garage | Prime location short walk to beach | Fantastic outlook over beautiful gardens | Close to Westbourne Village

Westbourne | 01202 767633 |

Winkworth



LOCATION

Branksome Park is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses.

Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The property is accessed through well maintained communal entrance hallways via telephone entry system where the apartment can be found on the ground floor. The entrance hallway gives an immediate feeling of space upon entering and houses a built in storage cupboard and an airing cupboard and provides access to all principal rooms.

The lounge diner is a very spacious room with plenty of space to accommodate a dining table and chairs if required as well as a sofa suite and has a large south-westerly aspect window enjoying a pleasant aspect over the beautifully maintained communal gardens. There are also double doors from the lounge which lead into the kitchen breakfast room. The kitchen is presented in a modern style and includes an extensive range of both floor and wall mounted 'Shaker' style cupboard and drawer units with adjoining woodblock effect worksurface areas, a larder style cupboard, a built-in stainless steel electric oven with inset hob over and glass cooker hood above as well as freestanding washing/drier machine and slimline dishwasher. The kitchen also has concealed under unit lighting and spotlights in the plinths to finish it off. Adjacent to the kitchen itself is the dining area which enjoys views over the communal gardens and wooded aspect beyond and has a door leading out onto the secluded patio area.

The master bedroom is another very spacious room enjoying a double aspect and views over the gardens and has a range of built-in wardrobes. The second bedroom is another large double room, again enjoying a double aspect and a pleasant outlook and has built-in wardrobes.

The large bathroom comprises a panel enclosed bath with a wall mounted shower and glazed shower screen, fully tiled splashbacks, a low-level WC, a pedestal wash hand basin and a front aspect obscure glazed window. There is also an additional separate cloakroom with a front aspect window.

Outside, there is a private patio accessed from the kitchen breakfast room which enjoys a good degree of seclusion and leads out into the beautifully maintained communal grounds which surround the development. There are a number of visitor parking spaces and there is a garage conveyed with this apartment.



TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: E

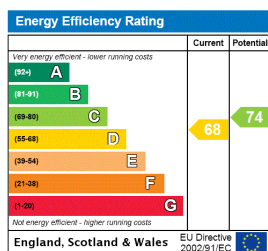
TENURE: Leasehold – 154 Years Remaining

LOCAL AUTHORITY: Poole

SERVICE CHARGE: £2704 pa

AT A GLANCE

- Two double bedrooms
- Ground floor
- South westerly aspect secluded patio
- Recently fitted kitchen diner
- Spacious lounge diner
- Garage
- Prime location short walk to beach
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