



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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Flat 1, Fontwood 7 Tower Road, BRANKSOME PARK, Dorset BH13 6HX

£399,995

**The Property**  
Brown and Kay are delighted to market this bright and airy two double bedroom apartment located on the ground floor of this small development. The home benefits from an exceptionally spacious lounge/diner , well fitted kitchen/dining room with sunny aspect patio off, two good size bedrooms with built-in wardrobes, bathroom and separate w.c. Additionally, there is a garage conveyed with the property and a long lease remaining making this a must see home.

Fontwood occupies a lovely position in the sought after area of Branksome Park being within walking distance of glorious sandy beaches, perfect for a relaxed paddle boarding session or a refreshing dip. Miles upon miles of promenade stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hot spot for water sport enthusiasts. The bustling village of Westbourne is also close to hand and there you can enjoy the many café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

- COMMUNAL ENTRANCE HALL

Secure entry system as you approach the apartment there is a storage cupboard by the front door.
- ENTRANCE HALL

Spacious hallway with storage cupboard and airing cupboard with shelving for storage of linen.
- LOUNGE

21' 10" x 13' 6" (6.65m x 4.11m) A bright and airy room with UPVC double glazed window to the rear aspect with garden outlook, radiator, double doors opening through to the kitchen/dining room.
- KITCHEN/DINER

18' 0" x 12' 8" (5.49m x 3.86m) Well-appointed kitchen equipped with a range of wall and base units with complementary work surfaces over, integrated dishwasher and washing/dryer, inset hob and built-in oven with extractor above, space for tall standing fridge/freezer, ample space for a dining table, door to patio.
- PATIO

Enjoying an outlook over the communal grounds, space for table and chairs.
- BEDROOM ONE

13' 8" x 12' 8" (4.17m x 3.86m) Dual aspect UPVC double glazed windows, radiator, sharps built-in wardrobes.
- BEDROOM TWO

11' 0" x 9' 8" (3.35m x 2.95m) Dual aspect UPVC double glazed windows, radiator, sharps built-in wardrobes.
- BATHROOM

Well-presented suite comprising double length shower, w.c. and wash hand basin, radiator, window to the front aspect.

- SEPARATE W.C

w.c., wash hand basin, frosted window, wall mounted combination boiler.
- GARAGE

Up and over door.
- COMMUNAL GROUNDS

Fontwood sits in established and well maintained grounds.
- TENURE - LEASEHOLD

Length of Lease - Lease runs to 31.12.2172 – 149 years remaining  
Service Charge - £3150 per annum  
Ground rent - Nil
- COUNCIL TAX - BAND E