



**Fontwood, Tower Road
Branksome Park, Poole BH13**

B E R K E L E Y S

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A beautifully presented first floor apartment which has recently been renovated throughout, situated in a prime location of Branksome Park, close to Blue Flag beaches and local amenities.

OIEO £325,000 Leasehold

The property is situated in the heart of Branksome Park, a short walk away from Branksome Chine with its stunning Blue Flag beach and promenade. Local amenities are found nearby with Westbourne and Canford Cliffs Village's both offering shops, restaurants and bars.

Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.

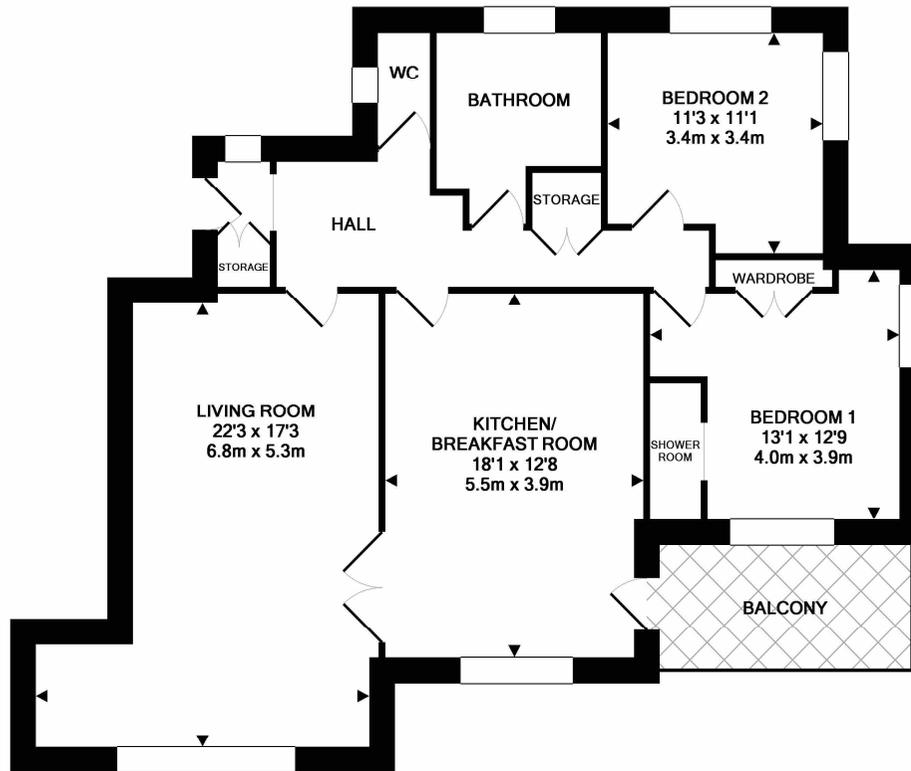


The accommodation extends to approximately 1030 sq.ft.

- Spacious entrance hall with storage cupboards
- Modern fitted kitchen/breakfast room with ample storage and integrated appliances
- Large living/dining room
- South westerly aspect balcony
- Cloakroom
- Master bedroom with fitted wardrobes and shower room
- Further double bedroom
- Modern family bathroom
- Garage with ample visitors parking
- Well manicured communal gardens
- Gas fired central heating
- Double glazing
- Short walk to beach
- Close to Westbourne Village
- Well kept communal areas with lift
- Service charge £2,703.40 paid half yearly
- Ground rent TBC
- Council tax band E

(Correct at time of print)





TOTAL APPROX. FLOOR AREA 1030 SQ.F.T. (95.6 SQ.M.)

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