

Fontwood, 7 Tower Road, BH13



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ESTATE AGENTS

# What it's got.

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Step into contemporary elegance with this stunning two bedroom first floor flat, boasting approximately 1,067 sq. ft of meticulously modernised accommodation that exemplifies effortless lifestyle living.

From the moment you enter into the spacious hallway, you are greeted by a sense of space and sophistication.

The open plan living area offering a truly generous setting for both relaxation and entertaining. The bespoke fitted kitchen is a chef's dream, complete with high quality built-in appliances, sleek cabinetry, and a breakfast island that invites casual dining or morning coffee with friends. Flowing seamlessly from the kitchen, the chic lounge is designed for comfort, featuring tasteful décor and a cleverly concealed study area, perfect for those who work from home or need a dedicated creative nook.

Both double bedrooms are impressively proportioned, providing tranquil retreats with ample storage and plush finishes, while the luxury bathroom is a showstopper, showcasing a large walk-in shower and contemporary tiling. Throughout the flat, attention to detail is evident in the high-end finishes, on-trend colour palette, and thoughtful touches that make this a true turn key property - ready for you to move straight in and enjoy.

Access to the first floor is easy and convenient, with both a lift and stairs available, ensuring comfort for all lifestyles.

There are extensive well manicured communal grounds and an allocated garage plus ample visitor parking.

Whether you are seeking a stylish sanctuary to call home or a sophisticated base, this flat offers the perfect blend of form and function, all set within a vibrant neighbourhood with excellent transport links, renowned local schools, and a wealth of amenities just moments away.

Agents Note - We are advised the service charge was increased due to works that were done of the block but this is set to come back down to circa £3000 next year, we advise this is clarified with solicitors.





## What the owner says.

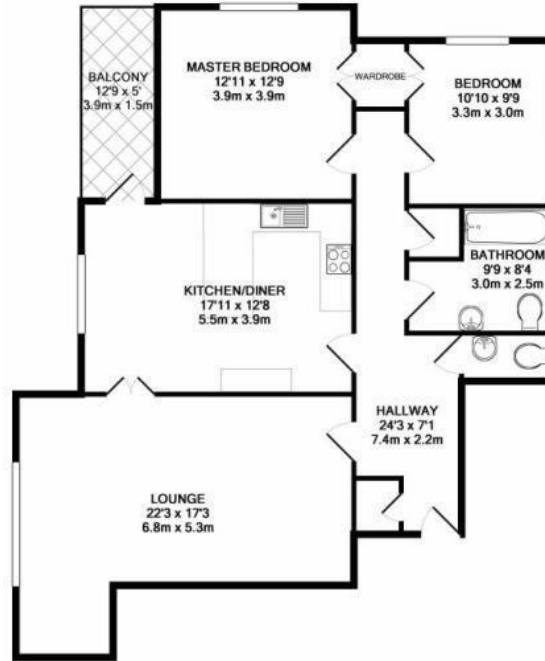
“Such a good position, 5 mins walk to the beach 10 mins walk to Westbourne and a very quiet Rd. Safe and secure.”



## Where it is.

Situated in proximity to the beach and Westbourne, residents have easy access to a plethora of amenities, including shops, restaurants, and leisure facilities. This prime location offers a balance of coastal living and urban convenience, catering to a variety of lifestyle preferences. Both Poole & Bournemouth town centres are in easy reach.





TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.2 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 is given as to their operability or efficiency can be given.  
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## Technical bits.

- Approx 1067Sq. Ft in accommodation
- Council tax band E
- Generous open plan living
- Completely modernised and renovate throughout
- Lift & stairs to first floor
- EPC - C
- Two double bedrooms
- Tastefully & stylishly decorated throughout
- Leasehold 165 years remaining- Service Charge £4000
- Close to the beach and Westbourne

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.