HEARNES
WHERE SERVICE COUNTS

A truly exceptional first floor character apartment offering in excess of 1100 sq ft of accommodation within the landmark Royal Victoria Apartments developments. Ideally positioned, within one of the areas premier locations, the property is only a moments, level walk to the ever popular Westbourne Village whilst Bournemouth Town Centre and award winning sandy beaches are all within easy reach. The property has been superbly maintained whilst also featuring character high ceilings, impressive glass vaulted entrance hall, a share of freehold and allocated parking.

The property is offered for sale with no forward chain.

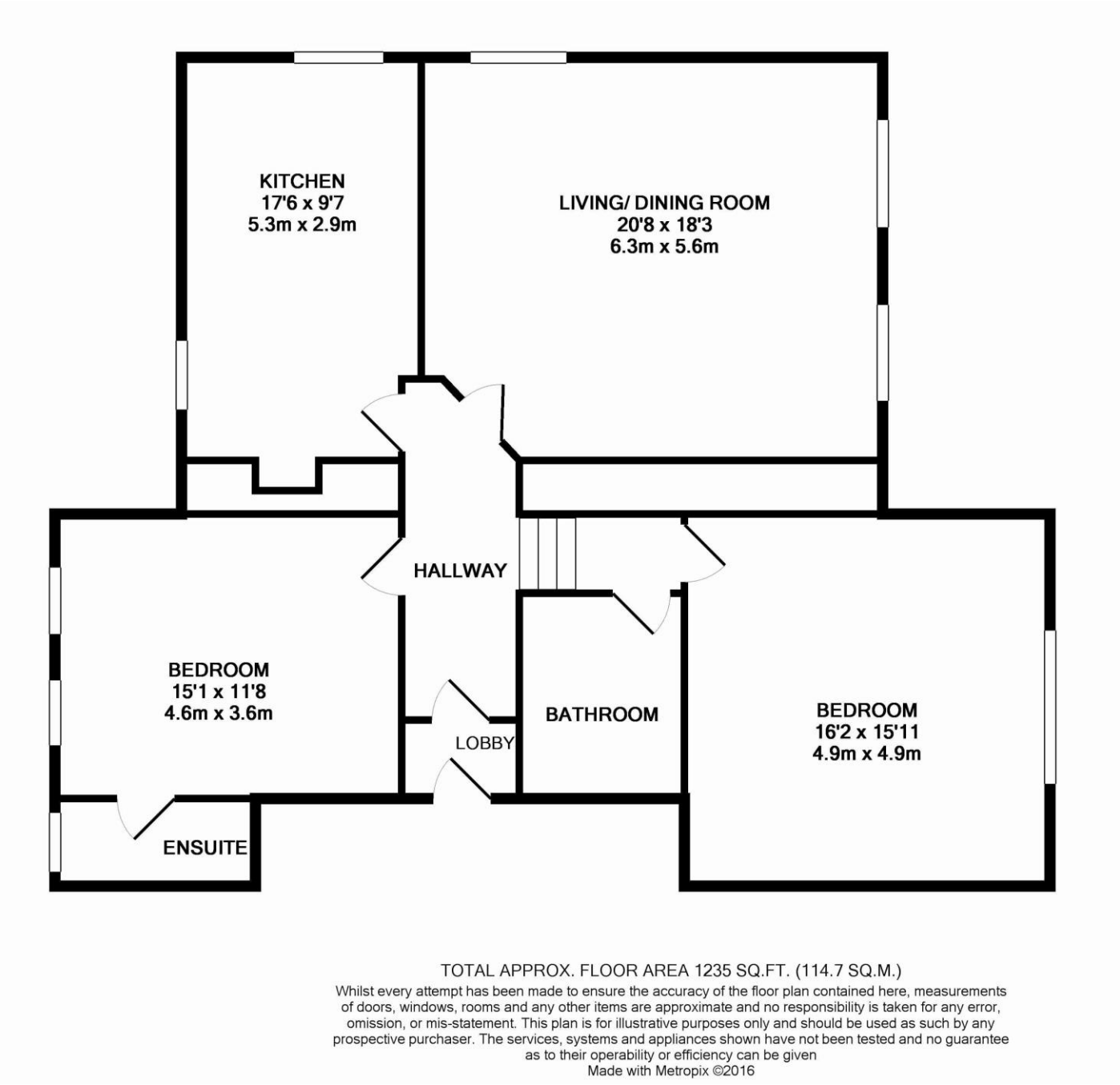
On entering the development, via a secure entry phone system, an impressive communal entrance hall leads to the entrance of the apartment. On entering the property a stunning glass vaulted entrance hall leads into a spacious, dual aspect living/dining room with feature high ceilings and beautiful oak flooring. A separate kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar seating area and range of kitchen appliances.

Both bedrooms are generously sized double bedrooms with one of the bedrooms benefitting from a modern en suite shower room with a further family bathroom completing the accommodation.

Externally the property is situated within well maintained, private grounds whilst the property is conveyed with an allocated parking space and additional visitor parking.

EPC RATING: C **COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



TOTAL APPROX. FLOOR AREA 1235 SQ.FT. (114.7 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE