

Royal Victoria Apartments  
17 Poole Road, Westbourne BH4 9DB  
£375,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A spacious two double bedroom two bathroom first floor character apartment forming part of the prestigious Royal Victoria Apartments. Offered for sale with private parking, a share of the freehold and no onward chain.



## Key Features

- Spacious first floor character apartment
- Stunning glass vaulted entrance hall
- Dual aspect living/dining room
- Feature high ceilings & beautiful oak flooring
- Kitchen/breakfast room
- Two double bedrooms, one with ensuite
- Family bathroom
- Allocated parking & visitor parking
- Ideally positioned close to Westbourne Village
- No onward chain



## About the Property

A truly spacious two double bedroom two bathroom first floor character apartment within the landmark Royal Victoria Apartments. Ideally positioned, within a 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 well maintained and includes feature character high ceilings, an impressive glass vaulted entrance hall, a share of the freehold and private allocated parking.

On entering the development, via a secure entry phone system, an impressive communal entrance hall leads to the entrance of the apartment via stairs or lift. On entering the apartment 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 a range of kitchen appliances.

Both double bedrooms are generously sized, with one of the bedrooms benefitting from a modern ensuite shower room and a further family bathroom completes the accommodation.

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

Tenure: Share of Freehold

Maintenance: Approximately £2000.00 per annum

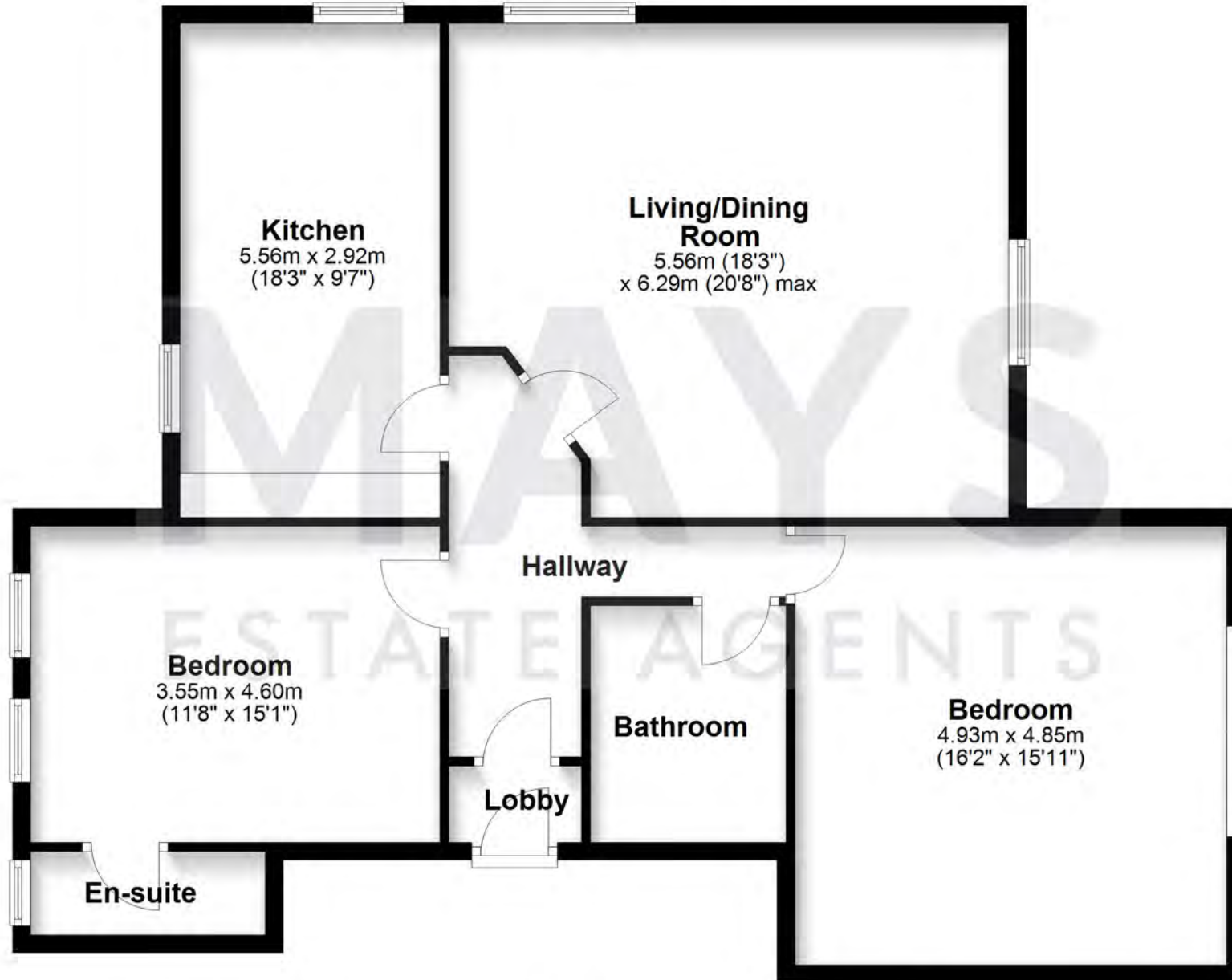
Council Tax Band: E

Notes: The development is reserved for the peaceful enjoyment of residents therefore holiday lets and pets are not permitted.



## Ground Floor

Approx. 109.8 sq. metres (1182.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Situated in a highly popular and sought-after area close to Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Bournemouth Town Centre with its parade of shops, perfect for some retail therapy and multiple restaurants for fantastic dining, plus miles of sandy beaches are also near.

Access to the rest of the UK for a short break away is easy from Bournemouth Train Station with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

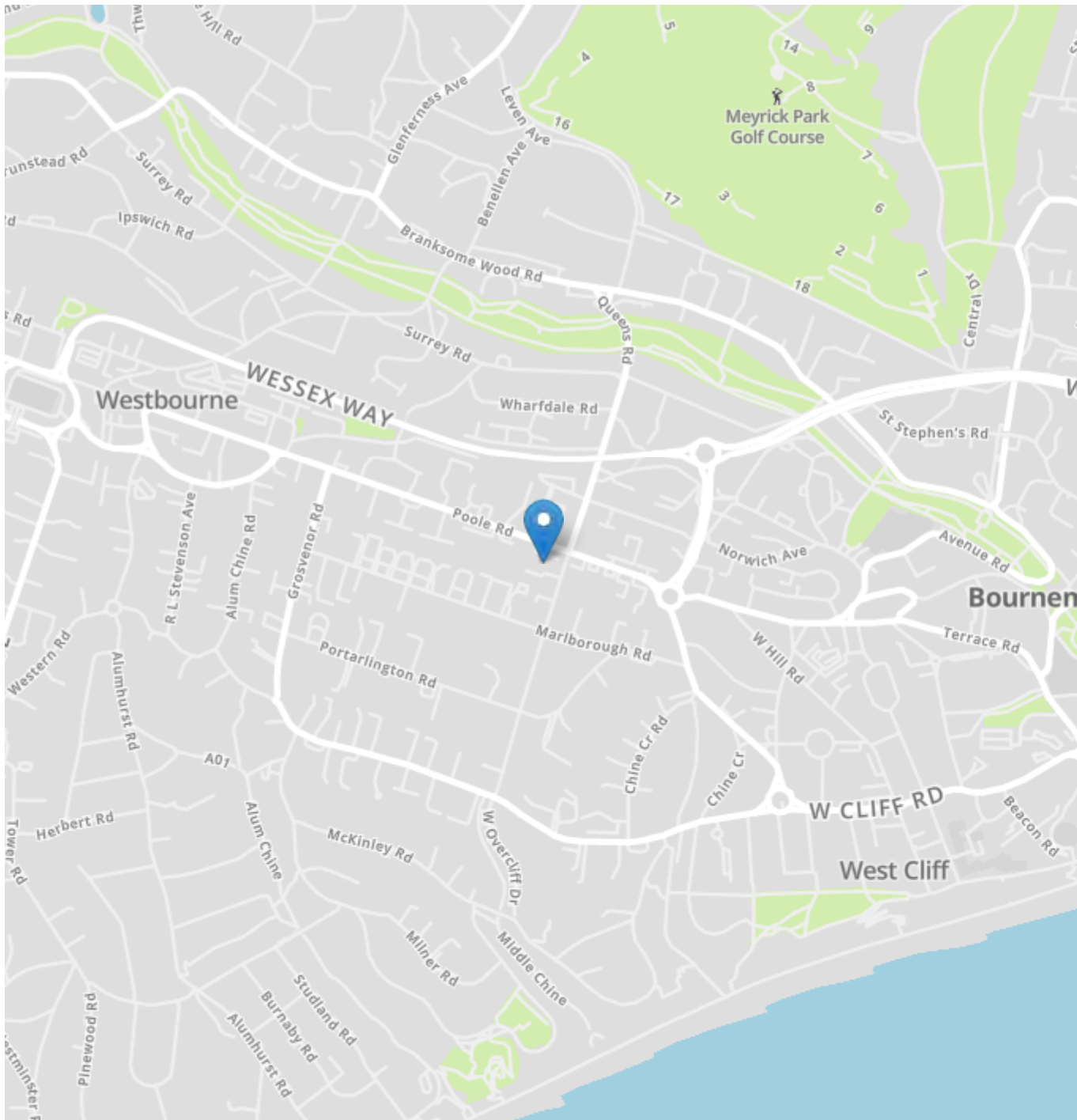


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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