



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Flat 14, Royal Victoria Apartments 17 Poole Road, WESTBOURNE BH4 9DB Guide Price £335,000

The Property

GUIDE PRICE £335,000 - £350,000 n impeccably presented two bedroom penthouse apartment occupying a top floor position within this imposing historic building, formerly known as The Royal Victoria Eye Hospital. Constructed in the late 1800's, the building has been sympathetically converted into apartments with this particular home boasting a footprint of almost 1000 sq ft. The stylish and tastefully decorated interior, with emphasis on lifestyle living, affords many character features with a seamless blend of contemporary finishes such as Porcelain tiled flooring. Approached via a stunning glass lift to the top floor, this character home has a more than generous entrance hall, an impressive open plan living/dining room further enhanced with a balcony, a beautifully appointed kitchen/breakfast room, bedroom one with a fabulous en-suite, and a good size second bedroom served by another well finished separate shower room. This home would make a wonderful main home or holiday home alike and with an allocated parking space and a share of the freehold also this is an opportunity not to be missed.

Royal Victoria Apartments occupies a prime position twixt both Westbourne, a stylish village with a relaxed vibe and eclectic mix of upscale amenities to include boutique shops, cafe bars and restaurants together with the usual high street names such as Marks and Spencer food hall, and Bournemouth town centre which offers a varied range of shopping facilities and leisure pursuits. Also with a comfortable walk are miles upon miles of impressive sandy beaches, perfect for a refreshing dip, with promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. Transport links are also available to include bus services and local train stations at both Branksome and Bournemouth with direct access to London Waterloo.***

LIFT APPROACH

Stunning glass lift with access to the top floor, private access to Apartment 14.

ENTRANCE HALL

On entering the home you are greeted with a character and most generous hallway with doors to the following rooms.

LIVING ROOM

16' 9" x 11' 6" (5.11m x 3.51m) Open plan to the dining area, feature Porcelain tiled flooring and UPVC door to the balcony.

BALCONY

A great addition to the home with an easterly aspect.

DINING AREA

9' 2" x 9' 2" (2.79m x 2.79m) Feature Porcelain tiled flooring, bespoke shelving.

KITCHEN

11' 0" x 6' 11" (3.35m x 2.11m) Steps down to kitchen/breakfast room. Beautifully appointed kitchen well equipped with a range of units with granite work tops and feature tiled surround, inset five point gas hob, built-in digital double ovens, integrated washing machine, fridge, freezer and dishwasher, feature Porcelain tiled floor.

BREAKFAST AREA

11' 1" x 4' 2" (3.38m x 1.27m) Lovely nook area with built-in seating ideal for casual dining.

BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.28m) Radiator, door through to the en-suite, feature Porcelain tiled floor.

EN-SUITE

Stunning en-suite to include bath, concealed w.c. and wash hand basin with vanity drawers, stylish tiling.

BEDROOM TWO

14' 2" x 8' 8" (4.32m x 2.64m) Radiator, built-in wardrobes, feature Porcelain tiled floor.

SHOWER ROOM

6' 9" x 5' 2" (2.06m x 1.57m) Well appointed shower room with corner shower cubicle with recessed shelf, wash hand basin with vanity drawers and concealed w.c. Attractive tiling.

ALLOCATED PARKING SPACE

An allocated parking space is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of Lease - 974 years remaining
Maintenance - £250 per month, £3,000 per annum

COUNCIL TAX - BAND D