



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>		79
(55-68)	<b>D</b>	59	
(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	



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## Flat 13, Royal Victoria Apartments 17 Poole Road BH4 9DB

Guide Price £399,950

### The Property

Formerly known as the Royal Victoria Eye Hospital, this striking historic building with impressive architectural features has been sympathetically converted into 16 apartments. This exquisite two bedroom, first floor apartment affords an impeccable and tastefully designed interior, blending period tradition with modern comforts. The property showcases stunning high ceilings, with a generous footprint of circa 1000 sq ft - a stunning open-plan contemporary kitchen/dining space, complete with sleek work tops and modern appliances, seamlessly flows into the living area, there are two generous bedrooms, a stunning en-suite shower room and luxurious four-piece bathroom, featuring a large walk in shower. An expansive southerly aspect sun terrace further adds to the allure, providing ample space for outdoor dining, lounging, and soaking up the sun - whether you're enjoying your morning coffee or hosting a barbecue with friends, this terrace is sure to impress.

Royal Victoria Apartments occupies a fantastic position and offers the perfect blend of coastal living and urban convenience. Nearby Westbourne with its laid back ambiance and true sense of community offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. And with the beach within walking distance, you can enjoy leisurely strolls along the shoreline or a refreshing dip whenever the mood strikes. Explore in the other direction and you will find Bournemouth town centre with its wide and varied shopping and leisure pursuits and spectacular gardens. Excellent transport links are also readily available with buses operating to surrounding areas and train stations at both Branksome and Bournemouth.

### ENTRANCE

The property is approached via secure entry, with stairs and glass lift to the first floor.

### ENTRANCE HALL

A welcoming entrance hallway with storage cupboards and doors through to the following rooms.

### KITCHEN/DINING AREA

17' 8" x 9' 9" (5.38m x 2.97m) An impressive room open plan to the living area, well appointed with contemporary base and wall units with underlighting and sleek work surfaces with upstand, built-in four point electric hob with canopy above and built-in electric oven, integrated fridge/freezer, dishwasher and washing machine, contrasting coloured unit with wood surface, feature flooring and ample space for a dining table, radiator, front and side aspect double glazed Sash windows.

### LIVING ROOM

14' 2" x 11' 7" (4.32m x 3.53m) A lovely living area with carpet floor covering, feature fire surround, radiator and double glazed Sash windows to the front and side.

### EXPANSIVE SUN TERRACE

23' 1" x 10' 3" (7.04m x 3.12m) Relax and unwind on your private southerly aspect sun terrace, perfect for enjoying al fresco dining.

### BEDROOM ONE

15' 5" x 10' 7" (4.70m x 3.23m) up to built in wardrobes. Front aspect double glazed Sash window, built-in wardrobes with overhead storage, sliding door to the en-suite, radiator.

### EN-SUITE SHOWER ROOM

Stylish shower room with feature wall tiling and attractive contrasting floor tiles, shower cubicle, wash hand basin with vanity unit below, and w.c.

### BEDROOM TWO

12' 3" x 11' 5" (3.73m x 3.48m) Feature rear aspect double glazed Sash windows.

### FOUR PIECE BATH/SHOWER ROOM

A generous bath/shower room featuring a large walk in shower, bath, wash hand basin with vanity unit below, and low level w.c. Tiled surround.

### ALLOCATED & VISITOR PARKING

An allocated parking space is conveyed with the property, there are also ample visitor parking spaces.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years with 983 remaining  
Maintenance - £205 per month

### COUNCIL TAX - BAND D