



Royal Victoria Apartments, 17 Poole Road, Westbourne BH4 9DB



Property Summary

We are delighted to bring to market this beautifully presented and exceptionally spacious two-bedroom, two-bathroom first floor apartment, set within the prestigious Royal Victoria Apartments. This elegant character property combines classic architectural features with modern living, and enjoys an enviable location just a short, level walk from the vibrant Westbourne Village.



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
- Ideally positioned close to Westbourne Village
- One allocated parking space
- Visitor parking



About the Property

Positioned within a landmark development, the apartment boasts an abundance of natural light throughout. A secure entry phone system gives access to the communal areas, with the apartment itself accessed via stairs or lift. 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.

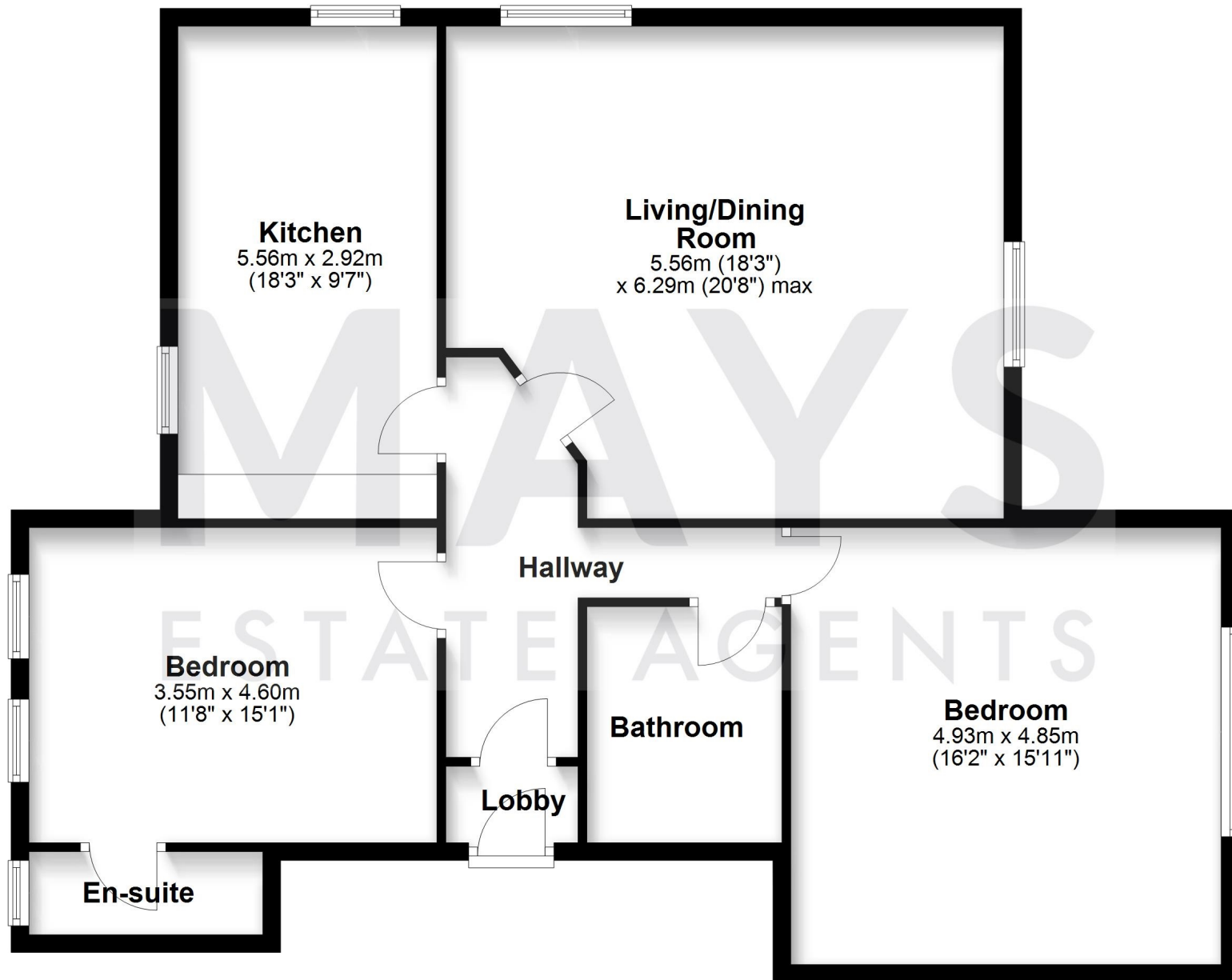
On entering the apartment, a stunning glass vaulted entrance hall leads into a spacious, dual aspect living/dining room with feature high ceilings and beautiful oak flooring. The separate kitchen/breakfast room is thoughtfully fitted with ample storage, a breakfast bar, and a range of integrated appliances.

The accommodation comprises two generous double bedrooms, both offering a generous amount of space and storage. The principal bedroom features an en-suite shower room, as well as wardrobes, a chest of drawers and a desk. The second bedroom is served by a well-appointed family bathroom, providing flexibility for guests or family members. Every room in this apartment has been carefully maintained with timeless character features.

Externally, the Royal Victoria Apartments are set within attractive, private grounds that are meticulously maintained, creating a welcoming and peaceful environment. The property is conveyed with one allocated parking space, in addition to visitor parking, offering convenience for both residents and guests. This exceptional apartment presents an outstanding opportunity to enjoy stylish, spacious living in one of Bournemouth's most sought-after residential settings.

Council Tax Band: E

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 (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.

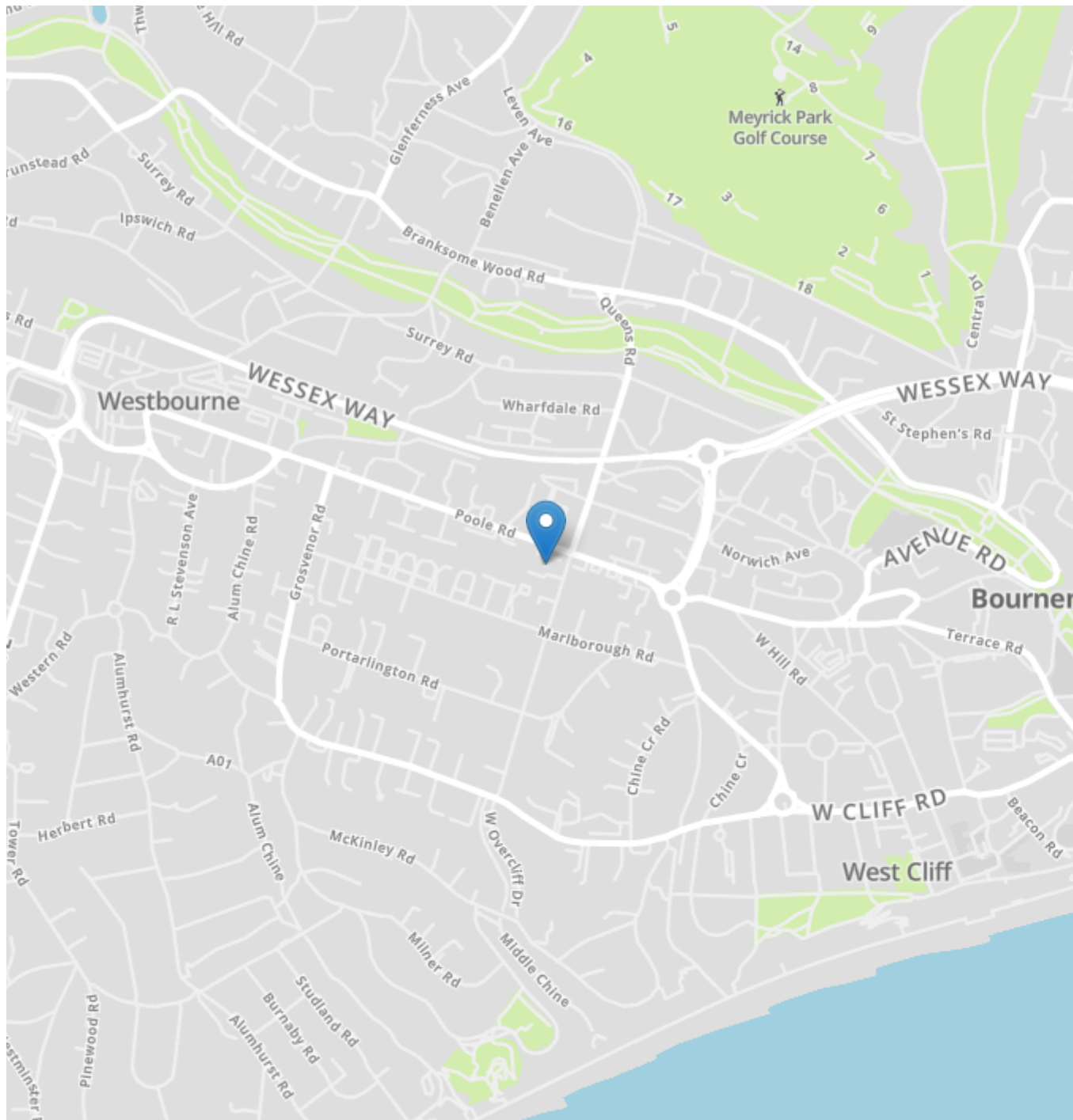



About Mays

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 and letting property 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+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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