

**Royal Victoria Apartments  
Poole Road  
Bournemouth, BH4 9DB**



**Unique two bedroom second floor maisonette style apartment in character block, offered with no forward chain.**

**Price guide £260,000 Share of Freehold**











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## Situation & Description

A unique opportunity to acquire a two bedroom second (top) floor apartment with character accommodation throughout. The property benefits from many features including own personal front door with stairs and lift to the apartment only, large outside terrace, gas heating and many other features.

Twixt between Westbourne and Bournemouth the property is situated in a superb location within a short walk of Westbourne village with its trendy bars, cafes and exclusive shops, and just over a mile away the town centre of Bournemouth with its more extensive facilities providing superb restaurant, entertainment and shopping. Communications are good with Bournemouth enjoying a mainline railway station with services to Southampton and London. A short walk in the other direction from Westbourne takes you across West Cliff Road leading down to the Chine and beach.

From the entrance hallway which is split on two levels a kitchen can be found with fitted appliances, including oven and four ring gas hob, dishwasher, washer/dryer and fridge. A door then leads off to a spacious lounge/dining area with recess for study/computer. A door leads off with steps down to a sun terrace. There are then two bedrooms and bathroom.

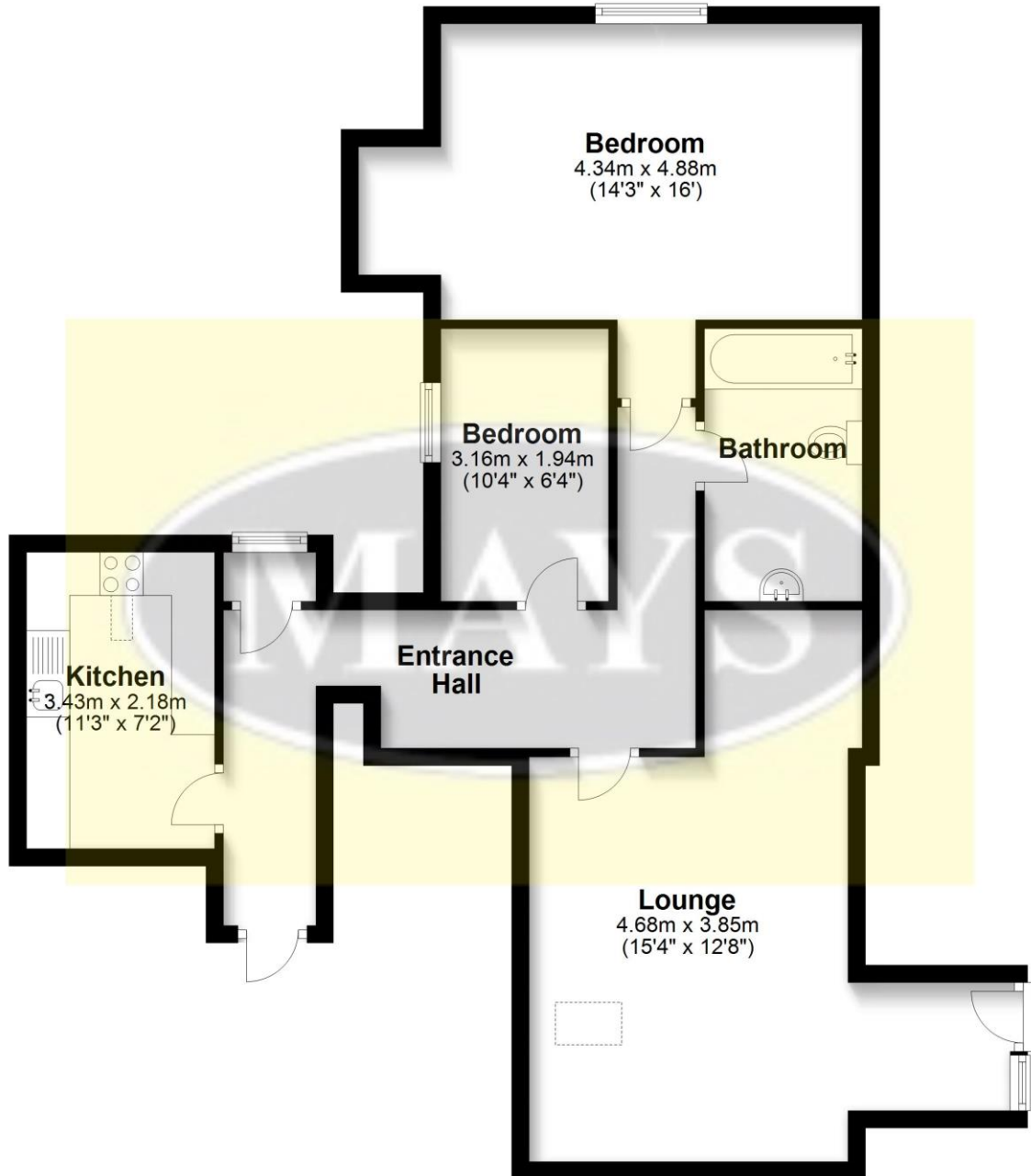
## Outside

Access to the property can be gained via Poole Road and Clarendon Road with a gravel driveway leading to an allocated parking bay found in Poole Road. A gravel pathway leads down one side of the building to the rear communal entrance with lift and stairs leading to the top floor (second). Doors lead to a communal entrance and on to a roof terrace which has iron steps leading to the front entrance to Flat 17.

Service Charge: £2,000 per annum  
Ground Rent: £150 per annum  
Lease Length: 125 years from 2002  
Council Tax Band: D

## Top Floor

Approx. 77.0 sq. metres (828.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.4 sq. feet)

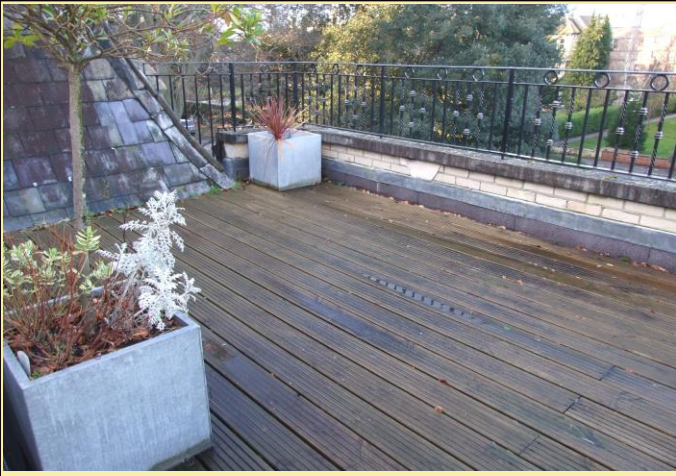
Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		

**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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