



Royal Victoria Apartments
17 Poole Road Westbourne
Bournemouth BH4 9DB

A spacious two bedroom two bathroom top floor
apartment betwixt Westbourne Village &
Bournemouth town centre.

£289,000

**ALBURY
& HALL**
Residential Sales & Lettings

Albury & Hall are delighted to be offering this beautifully presented two bedroom two bathroom top floor apartment in this iconic & renown former victorian hospital. The development is situated in a superb residential location between Westbourne village with its range of cafes, bars, restaurants and exclusive boutiques alongside the usual High street amenities & Bournemouth town centre with its shopping, leisure and entertainment facilities. The sea front & Blue Flag beaches are just a short walk away via one of the chines. The property is on a main bus route from Poole Road and there are excellent transport links by road and rail to Southampton and London.

A carpeted communal lobby for just two apartments has stairs and lift leading to the second floor. A wrought iron staircase then leads to the front door opening into the good size entrance hall with laminate flooring and all principle rooms leading off. The L shaped living room also has laminate flooring & the lounge area has French doors leading out onto the balcony & the dining area has a south facing window and space for a work station. Steps lead down from the hall to the kitchen which has an extensive range of base units with built in hob, double oven, washer dryer & under counter fridge & separate freezer alongside bespoke Purbeck limestone splashbacks & space for a small breakfast table. Both bedrooms are doubles in size with the master having an ensuite bathroom plus a separate shower room off the hall. Outside there is an allocated parking space from the Poole Road entrance plus some visitor parking.

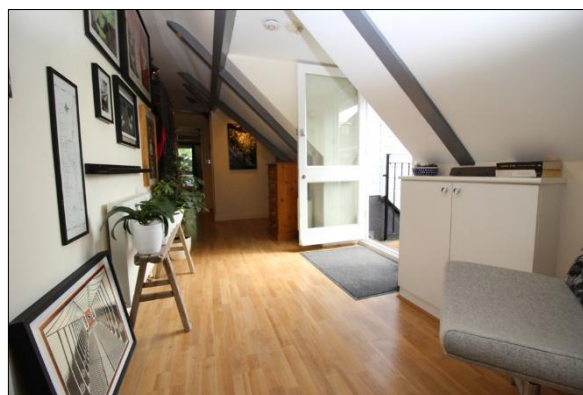
The vendor has supplied the following information:

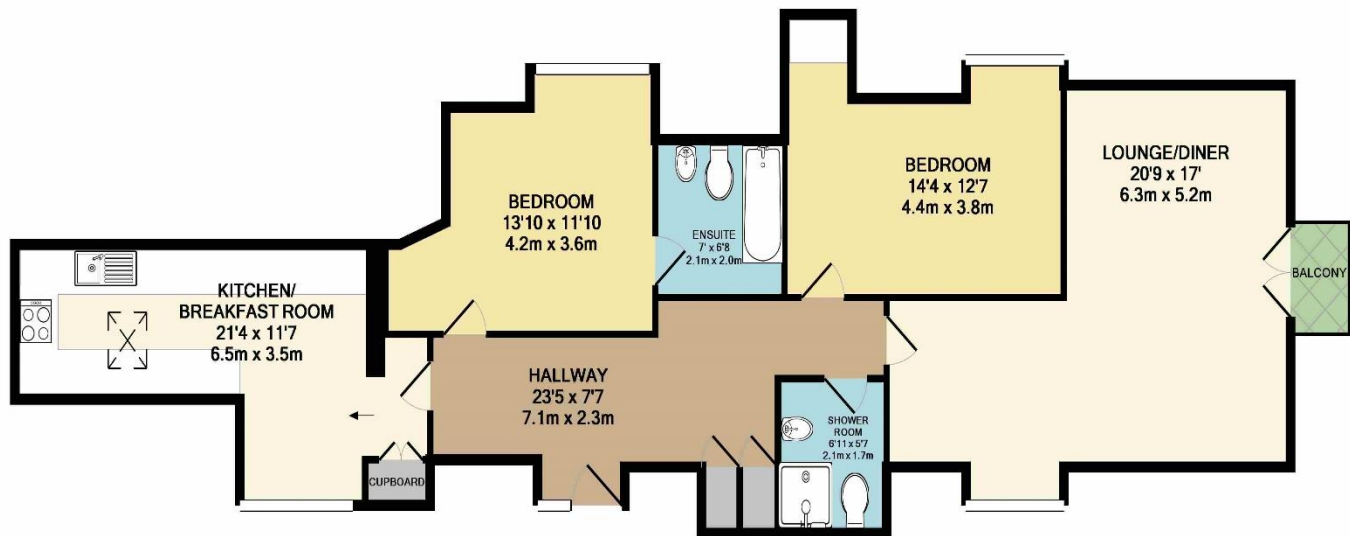
Tenure: To be advised.

Maintenance: To be advised.

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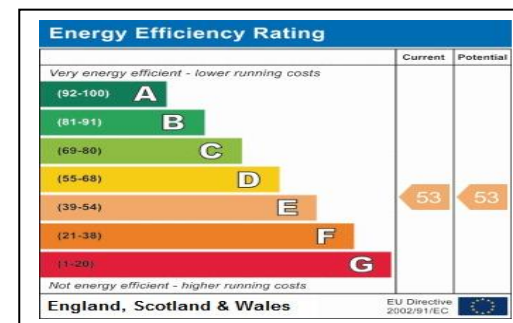




TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX - BAND D

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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