



*Local expertise with powerful national marketing*



**REGENCY COURT, 36 KNYVETON ROAD**  
BOURNEMOUTH, BH1 3QH







Miele classic

Stainless steel built-in oven with a digital display and control panel.

Gas cooktop with four burners and a stainless steel front panel.

Stainless steel built-in oven with a glass door and control panel.

Stainless steel built-in microwave oven with a digital display and control panel.





# GUIDE PRICE £400,000

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A beautiful character conversion, allocated parking and an incredibly convenient location, are just a few features of this exceptional penthouse apartment.

This wonderful property has been decorated throughout in pale tones and light shades, adding to it already bright and spacious feel.

Throughout this fabulous penthouse apartment are lovely high ceilings, completing what was a very high quality £1m conversion in 2003.

On entering the property you are met with a spacious L-shaped hallway with all principle rooms leading off.

The high quality fully fitted kitchen comprises natural black granite worktops, cream smooth finished units and built-in appliances includes:-

A fridge freezer,

Washer/dryer,

Dishwasher,

Stainless steel oven (which offers a steaming function),

Waste disposal,

Wine cooler,

Hob,

Filter/extractor hood.

Lounge area if just off the kitchen offers a wonderful large window bringing in lots of natural light and feature fireplace.

The beautiful spacious master suite has built-in walk in wardrobes and ensuite shower room. Bedroom two and three are spacious light rooms both of which are well



decorated throughout.

This fine apartment further benefits from a video entry phone system and gas central heating. The communal gardens are impeccable and also benefits from secure private parking.

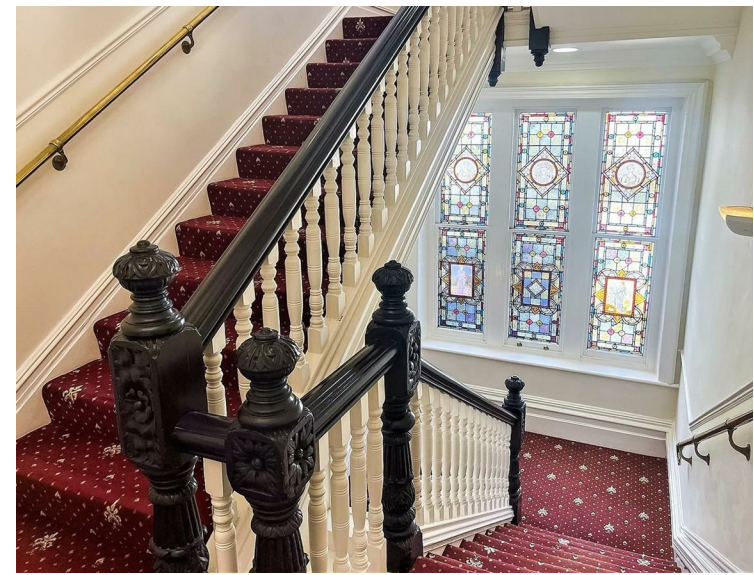
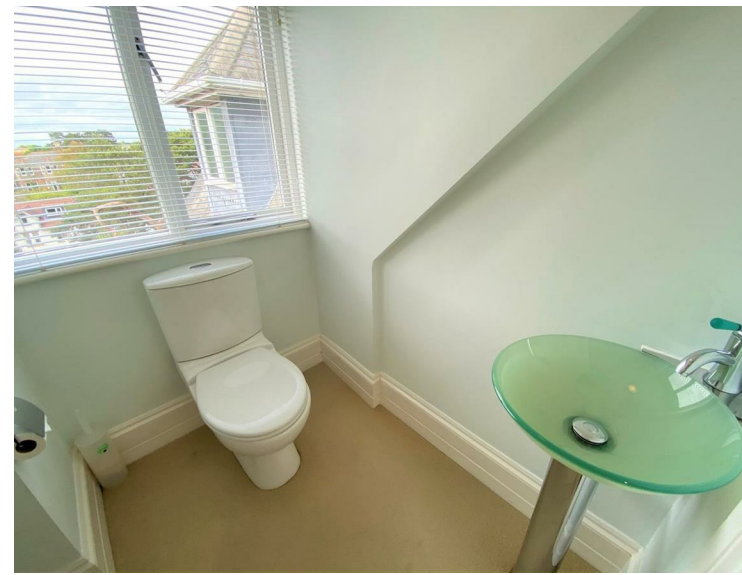
Regency Court is ideally positioned for access to the award winning sandy bathing beaches at Bournemouth via Boscombe Gardens or the cliff top, both of which are approximately half a mile away. Bournemouth's Travel Interchange for buses and trains is within three quarters of a mile and the cosmopolitan shops, bars and restaurants in Bournemouth Town Centre are approximately 1.5 miles distant.

Comprising of fifteen apartments in total, the local company Bluestone completed a £1m refurbishment of the building, which was once a Victorian Hotel – the Prince's Hotel – in 2003.

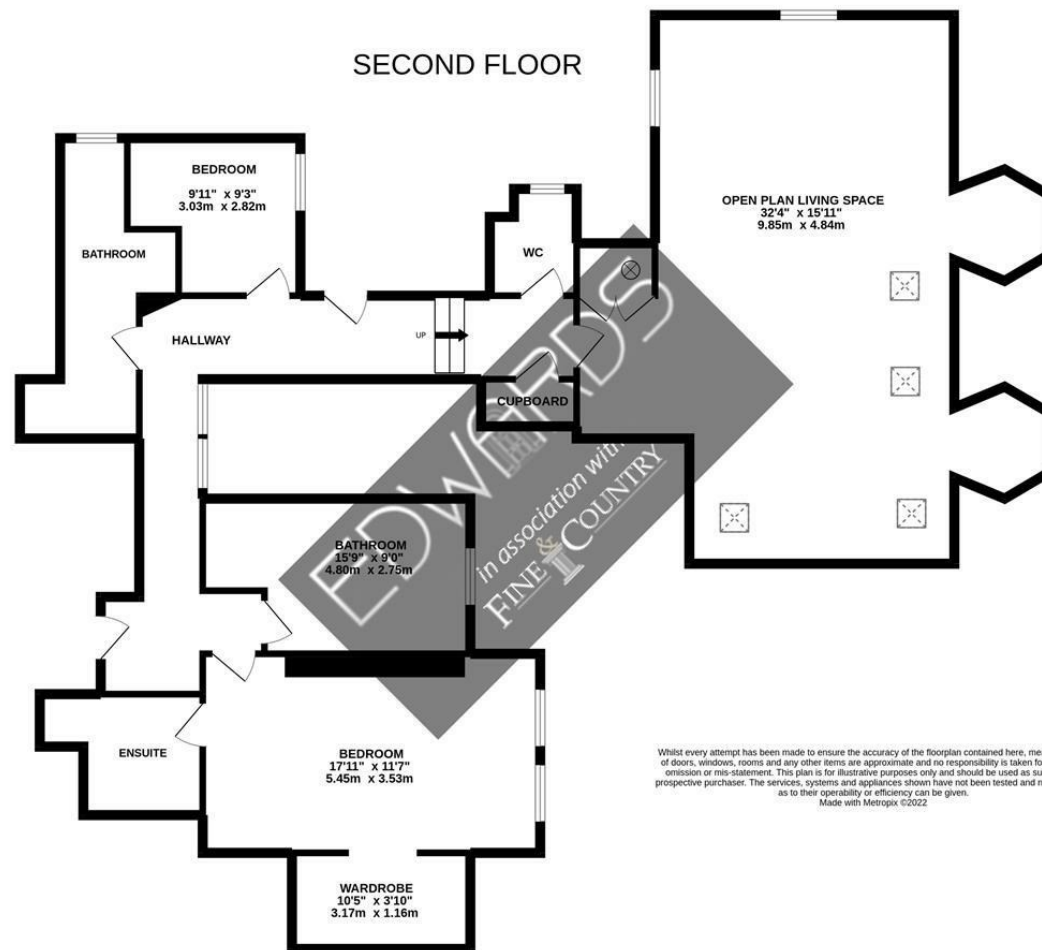
It is believed that the Prince of Wales (future King Edward VII) and Lillie Langtry used to meet there. The property was also a favoured residence of Henry Page Croft, 1st Baron Croft, MP for Christchurch then Bournemouth, who served in Churchill's cabinet as Under-Secretary of State for War (1940-1945)











These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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