



Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

KNYVETON ROAD

BOURNEMOUTH, BH1 3QH



GUIDE PRICE £285,000

This exquisite TWO-BEDROOM APARTMENT is a true gem within the historic Regency Court. Originally the Prince's Hotel, this elegant building was thoughtfully converted in 2003 into a collection of 15 LUXURY APARTMENTS, each boasting PRIVATE PARKING and a touch of royal heritage.

Upon entering, you are greeted into a spacious entrance hallway with access to all principle rooms. A stylish fitted kitchen that features solid granite worktops and a comprehensive range of built-in appliances, perfect for culinary enthusiasts. The kitchen is open plan to an elegant dining area sitting beside a large bay window. The spacious lounge, with its large bay window, invites an abundance of natural light, creating a warm and inviting atmosphere ideal for relaxation and entertaining.

Both bedrooms are generously sized doubles, the master bedroom enjoying the added luxury of an en-suite bathroom. The second bathroom ensures convenience for guests and family alike.

Residents of Regency Court benefit from allocated parking and access to beautifully maintained communal gardens, providing a serene outdoor space to unwind. The location is superb, with the award-winning sandy beaches accessible through the picturesque Boscombe Chine Gardens. A bus stop on Christchurch Road is just a few hundred yards away, and the mainline train station is within a short walking distance, making travel effortless.

Bournemouth town centre, renowned for its vibrant array of shops, bars, and restaurants, as well as its stunning ornamental gardens and sandy beach, is a mere 1.5 miles away. Additionally, the International Airport is conveniently located within approximately 7 miles, enhancing the appeal of this remarkable property.

This apartment is not just a home; it is a lifestyle choice, offering a blend of comfort, elegance, and an enviable location.

Energy Performance Rating C

Council Tax Band D

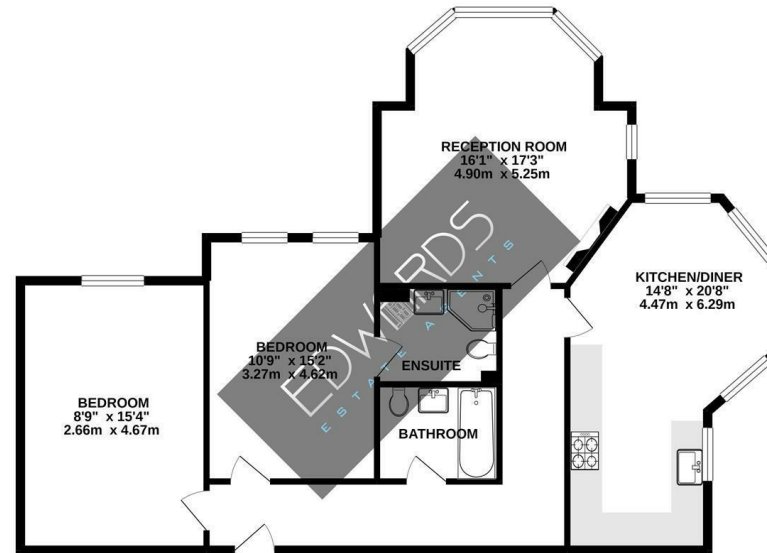
Share of Freehold

Annual Service Charge Approximately £3,311



Local expertise with powerful national marketing

RAISED GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq ft (99.2 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Made with Metrepro 1/2020

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595

EDWARDS
E S T A T E A G E N T S

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.