





Property Description

This beautifully Presented Two-bedroom first floor character flat is situated in one of Bournemouth's most desirable residential roads and offers a unique combination of charm, long-term security and exceptional future potential.

The property benefits from a brand new 999-year lease, with the ownership of the entire loft space demised to the flat, providing control over the roof area, and particularly in this case, planning permission for a future loft conversion. Giving you as the new owner a rare and valuable opportunity to expand the internal space.

Accessed via its own private entrance, the flat comprises a bright and spacious living room with bay window, a generously sized main bedroom with built in wardrobes and sliding mirrored doors, a well-presented kitchen and bathroom and a beautiful corner aspect second bedroom, currently arranged as a home office - ideal for those who work from home

Externally the property includes a detached garage and a small private front garden area with low maintenance shingle and planted borders

Located in the highly sought after BH3 postcode, the flat is within easy walking distance of Bournemouth Town Centre, Bournemouth Train Station and Bus interchange, Meyrick Park, Winton and Charminster, Bournemouth Arts University, is also within close proximity, making the home highly attractive to first time buyers, young professionals, investors and parents buying for students.

Viewing is Highly Recommended.

Approach

A pathway at the front leads to the front entrance door, which opens into the;

Entrance Hall

Entrance via the ground floor with under stairs storage. Stairs to first floor landing.

Sitting Room

Double glazed window to the front aspect. Feature fireplace. Radiator.

Kitchen

Double glazed window to the front aspect. Fitted with a range of wall and base units with contrasting roll top worksurface with an inset sink unit and mixer taps. Integrated oven, gas hob with tiled splashback and cooker hood over. Space and plumbing for a washing machine, space for an under counter fridge.

Bedroom One

Double glazed window to the front aspect. Fitted full height wardrobes with sliding doors. Radiator.

Bedroom Two

Double aspect windows to the rear and side. Cupboard housing the gas combination boiler. Radiator.

Shower Room

Modern suite comprising fully tiled walls and floor with a walk in shower area with thermostatic dual shower. Low level WC. Wash hand basin and vanity unit. Chrome towel radiator. Extractor fan. Obscure glazed window to the rear.

Garage

Detached garage with up and over door. Access is from Grafton Road to the rear of the property.

Agents Notes;

Lease: 999 years from October 2025

Service Charge: As & When Basis

Ground Rent: £0

Council Tax - Band B - BCP Council









Total floor area 68.9 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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37 Victoria Road
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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307625

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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