



THE PANTECHNICON, SEAMOOR ROAD, BOURNEMOUTH, BH4

£325,000 LEASEHOLD

A really unique duplex apartment set within a converted warehouse in the centre of Westbourne. The property offers incredibly bright and spacious accommodation throughout with many retained character features such as exposed brick walls alongside contemporary living. Westbourne offers a range of popular shops, bars and restaurants whilst being close to the beach and good transport links.

Stunning duplex apartment | Two double bedrooms | Large lounge diner | Contemporary kitchen | Two modern bathrooms | Secure off road parking bay | Pets with permission | Central Westbourne position

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The apartment is situated on the third floor which can be accessed by a lift or stairs through well presented hallways. A private front door then leads into the entrance hall which houses a WC, an understairs storage cupboard and access into the lounge.

The bright lounge diner is a particular feature of the property enjoying five feature windows looking across the rooftops of Westbourne, solid wooden flooring and ample room for a dining table. The kitchen area is open plan to the lounge and is fitted with a range of base eye level high gloss grey work units with metro tiling and space and plumbing for domestic appliances.

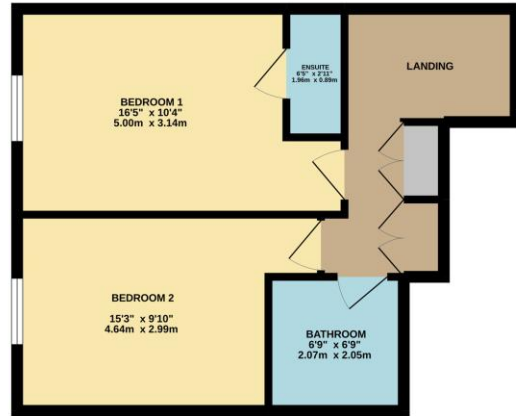
From the entrance hall a flight of stairs leads to the upper floor where there are two generous double bedrooms both with space freestanding furniture and the added benefit of an ensuite shower room to the master bedroom. There is also a family bathroom with suite comprising of a WC, wash hand basin and panelled bath.

At ground level there is a secure gated parking garage where one bay is conveyed with the property in addition to a bike store area.

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Leasehold – 169 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £3466 per annum

AT A GLANCE

- Stunning duplex apartment
- Two double bedrooms
- Large lounge diner
- Contemporary kitchen
- Two modern bathrooms
- Secure off road parking bay
- Pets with permission
- Central Westbourne position

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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