



THE PANTECHNICON, 2 SEAMOOR ROAD, BOURNEMOUTH, DORSET, BH4

£235,000 LEASEHOLD

A bright and very spacious one bedroom apartment set within this contemporary converted warehouse development which is conveniently situated in the heart of Westbourne. The property benefits from many character features to include exposed brick walls, feature windows and solid wood floors. Offered with vacant possession.

Converted warehouse development | One double bedroom | Large lounge diner | Modern kitchen & bathroom | Many original character features | Undercover parking | Vacant possession

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

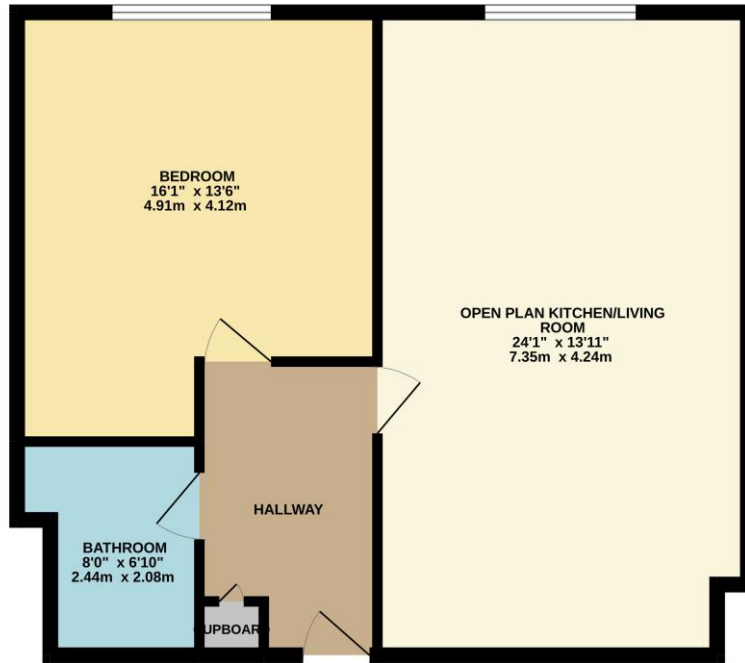
The property is situated on the third floor which is accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a store cupboard and doors to principal rooms.

The lounge is particular feature of the property enjoying feature windows, exposed brick walls, ample room for a dining table and wooden floors which run throughout the property. The contemporary kitchen is open plan to the lounge and benefits from a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is very spacious with a recessed area perfect for wardrobes, exposed brick walls and there is ample room for further free standing furniture. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

An undercover parking bay is conveyed with the property.

THIRD FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.5 sq.m.) approx.
While 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.
Made with floorplan 12022.

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

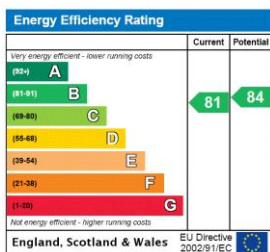
COUNCIL TAX BAND: C

TENURE: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Converted warehouse development
- One double bedroom
- Large lounge diner
- Modern kitchen & bathroom
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