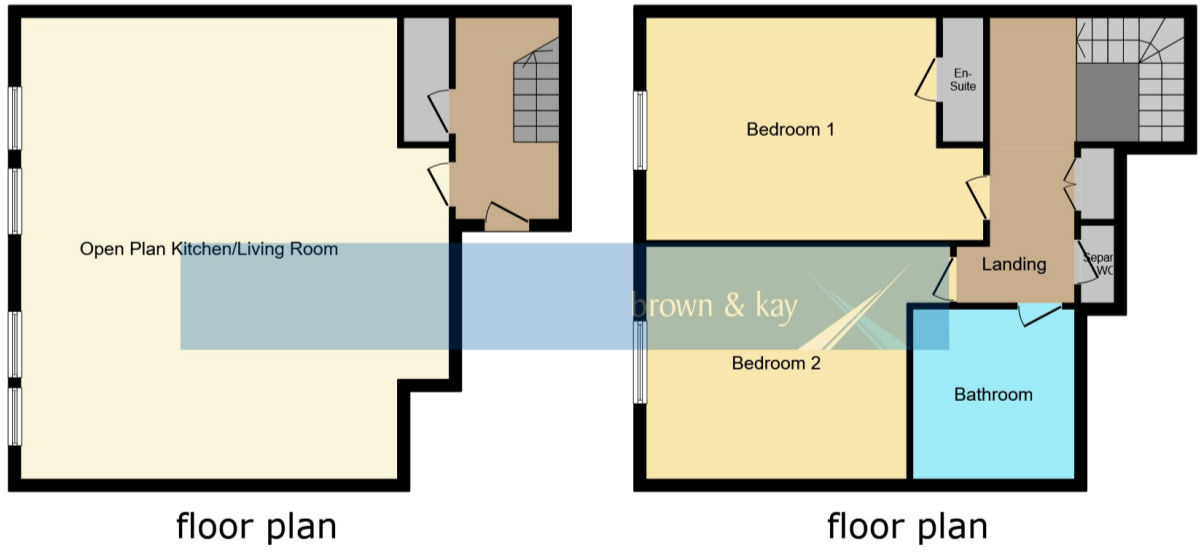


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk **Web:** www.brownandkay.co.uk **Tel:** 01202 765995



Flat 25, The Pantehnicon 2 Seamoor Road, WESTBOURNE BH4 9AN

£350,000

The Property

Situated in the heart of Westbourne, this stylish duplex apartment is arranged over two floors within this iconic converted warehouse. With an abundance of character, the home presents a perfect blend of modern living and classic features to include wood flooring, further enhancing its timeless appeal. The generous open plan living/dining/kitchen boasts large, feature windows which flood the room with natural light, and the kitchen area is equipped with a range of high gloss grey units. On the upper floor are two good size double bedrooms with the added benefit of an en-suite shower room to the master, plus an additional family bathroom to serve the second bedroom and guests. The property benefits from secure gated parking and a bicycle storage area for the use of residents.

Nestled in vibrant Westbourne, this apartment is just steps away from an array of trendy coffee bars, boutiques, and eateries plus the usual high street names such as Marks and Spencer food hall. Also within comfortable walking distance are leafy pathways which wind through the Chines directly on to miles upon miles of impressive sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with buses operating to surrounding areas and train stations at both Bournemouth and Branksome.

AGENTS NOTE - PETS & HOLIDAY LETS

Pets - Our clients have advised pets are permitted, we have not yet seen sight of a lease to verify this, buyers must satisfy themselves.

Holiday Lets - To be advised

COMMUNAL ENTRANCE

Secure entry with stairs and lift.

ENTRANCE HALL

Door to cloakroom, stairs to the upper floor.

CLOAKROOM

Low level w.c. and wash hand basin.

OPEN PLAN LIVING/KITCHEN/DINING

24' 2" x 19' 5" (7.37m x 5.92m) Featuring a wall of windows with rooftop outlook, and wood flooring. The kitchen is equipped with a range of high gloss units and some fitted appliances.

FIRST FLOOR LANDING

Doors to the following rooms.

BEDROOM ONE

16' 5" x 10' 4" (5.00m x 3.15m) Window to the front aspect, radiator.

EN-SUITE SHOWER ROOM

Suite comprising shower, w.c. and wash hand basin.

BEDROOM TWO

15' 3" x 9' 10" (4.65m x 3.00m) Window to the front aspect, radiator.

BATHROOM

Suite comprising bath, w.c. and wash hand basin.

SECURE PARKING

There is a secure allocated parking space.

BICYCLE STORAGE

For the use of residents.

TENURE - LEASEHOLD

Length of Lease - 166 years remaining

Maintenance - £3,468.00

Ground Rent - £225.00

Management Agent - Burns Hamilton

COUNCIL TAX - BAND D