



Second Floor

Total Area: 139.6 m² ... 1503 ft²

All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



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Flat 16 The Pantechnicon, Seamoor Road, Bournemouth , Dorset, BH4 9AN

Guide Price £475,000

**** CHARMING GRADE II LISTED BUILDING **** Link Homes Estate Agents are delighted to offer this rare opportunity to acquire this beautifully-presented two bedroom apartment in The Pantechnicon, situated in the heart of Westbourne. This one of a kind apartment boasts over 1500 square feet of living accommodation and benefits from an array of standout features including a large open-plan kitchen/living/dining room with gorgeous loft-style features, two bedrooms with bedroom one offering a four piece en-suite including a free-standing bath, a separate WC, ample storage, a secure underground allocated parking space and a brand new lease! This is a must view to fully appreciate the size and character features this property has to offer!

Westbourne has a wide range of attractions such as restaurants, bars, cafes, M&S, the Post Office, pubs, the much-loved Westbourne Arcade and many other convenient amenities. The Westbourne Village and the West Cliff beaches are only half a mile apart and within walking distance. Westbourne sits centrally between Poole and Bournemouth town centres with easy access to public transport including the Branksome Train Station which is approximately just 1.4 miles away which has direct routes to London Waterloo. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute.



Second Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, thermostat, 'Videx' entry phone system, radiator, a double storage cupboard with the consumer unit enclosed, wooden front door to the rear aspect, power points and wooden flooring.

Open Plan Kitchen

Smooth set ceiling, spotlights, wall and base fitted units, space for a dishwasher, space for a washing machine, space for a longline fridge freezer, four-point electric hob with integrated oven and over head stainless steel extractor fan, one and a half stainless steel sink with drainer, power points, island with a breakfast bar and wooden flooring.

Living Room/Dining Room

Smooth set ceiling, ceiling lights, wall lights, double-glazed windows to the front and side aspect, radiators, feature exposed brick walls, power points, television point and wooden flooring.

Bedroom One

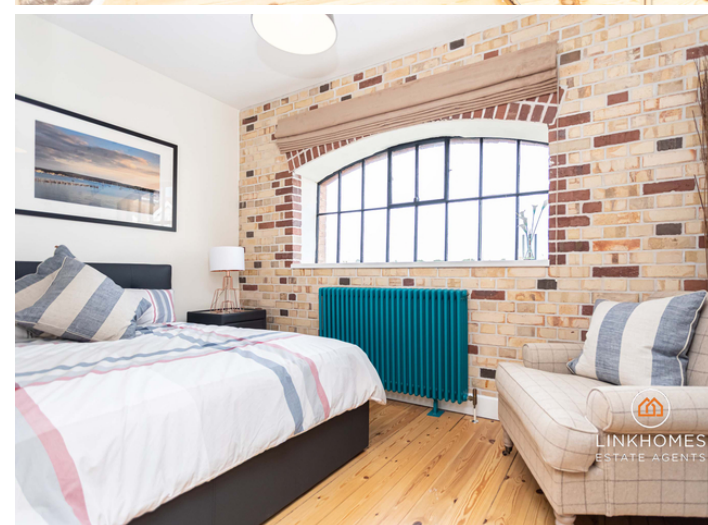
Smooth set ceiling, ceiling light, spotlights, double-glazed window to the side aspect, radiator, power points, exposed brick walls, five fitted wardrobes with mirrored front and wooden flooring.

Open Plan En-Suite

Smooth set ceiling, spotlights, extractor fan, free standing feature bath, double walk-in waterfall shower with extra shower head, toilet, feature sink with under storage and raised tiled flooring.

Bedroom Two

Smooth set ceiling, ceiling light, single glazed window to the front aspect, radiator, feature exposed brick walls, power points and wooden flooring.



Separate W/C

Smooth set ceiling, spotlights, extractor fan, toilet, wall mounted sink, wall mounted vanity unit with mirrored front, heated towel rail, storage cupboard with the combination boiler enclosed and wooden flooring.

Outside

Parking

One allocated underground parking space.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 187 Years Remaining
Ground Rent: Peppercorn
Service Charge for 2025: £3,070 per annum including cleaning, communal electricity, lift maintenance, reserve contribution, water and sewerage and accounting fees.
Managing Agents: Burns Hamilton
Rentals are permitted
Holiday lets are not permitted
Pets are permitted
EPC: C
Council Tax Band: E - Approximately £2,756.03 per annum.
Lift access to all floors in the building.

Stamp Duty from the 1st April 2025

First Time Buyers: £8,750
Moving Home: £13,750
Additional Property: £37,500