

GREYS

ESTATE AGENTS



Osbourne Lodge, Poole Road, Bournemouth, BH2 5QA

Asking Price

- Two Double Bedrooms
- Immaculate Presentation
- Communal Lounge & Gardens
- Close To Amenities & Bus Routes
- UPVC Double Glazing

- Third Floor Retirement Flat
- Private Owners Car Park
- Lift In Block
- Over 60's Age Restriction
- Electric Heating

£399,950

Osbourne Lodge, Poole Road, Bournemouth, BH2 5QA

PREMIUM THIRD FLOOR RETIREMENT FLAT / OPEN PLAN LIVING / PRIVATE OWNERS CAR PARK / GUEST SUITE AND COMMUNAL AREAS >>> Greys Estate Agents are delighted to offer for sale this third floor apartment situated within Osbourne Lodge; Churchill Retirement Living's first premier collection lodge in Poole Road, Bournemouth. This property is one of the larger two-bedroom apartments and comprises; Two double bedrooms with en suite to main, open plan lounge / diner, kitchen, separate bathroom, and ample storage throughout. Other benefits include a private owners car park available on a first come first serve basis, a communal residents lounge, communal gardens, secure intercom system, and a lift within the block. For more information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: D



Lounge
(7.15m x 3.20m)

Dining Room
(4.10m x 2.85m)

Kitchen
(3.05m x 2.80m)

Bedroom One
(5.75m x 5.30m) Max

Bathroom
(2.20m x 1.70m)

Bedroom Two
(6.00m x 2.80m) Max

Ensuite
(1.65m x 2.10m)

Additional Info

Please note the lodge has a guest suite which is chargeable at £20.00 per night single occupancy, and £25.00 per night twin occupancy. Owners of an apartment within any of the Churchill Estate Management group, also have the facility to stay in any 200 plus blocks managed by Churchill Estate Management, throughout the country.





Agents Note

N/A

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

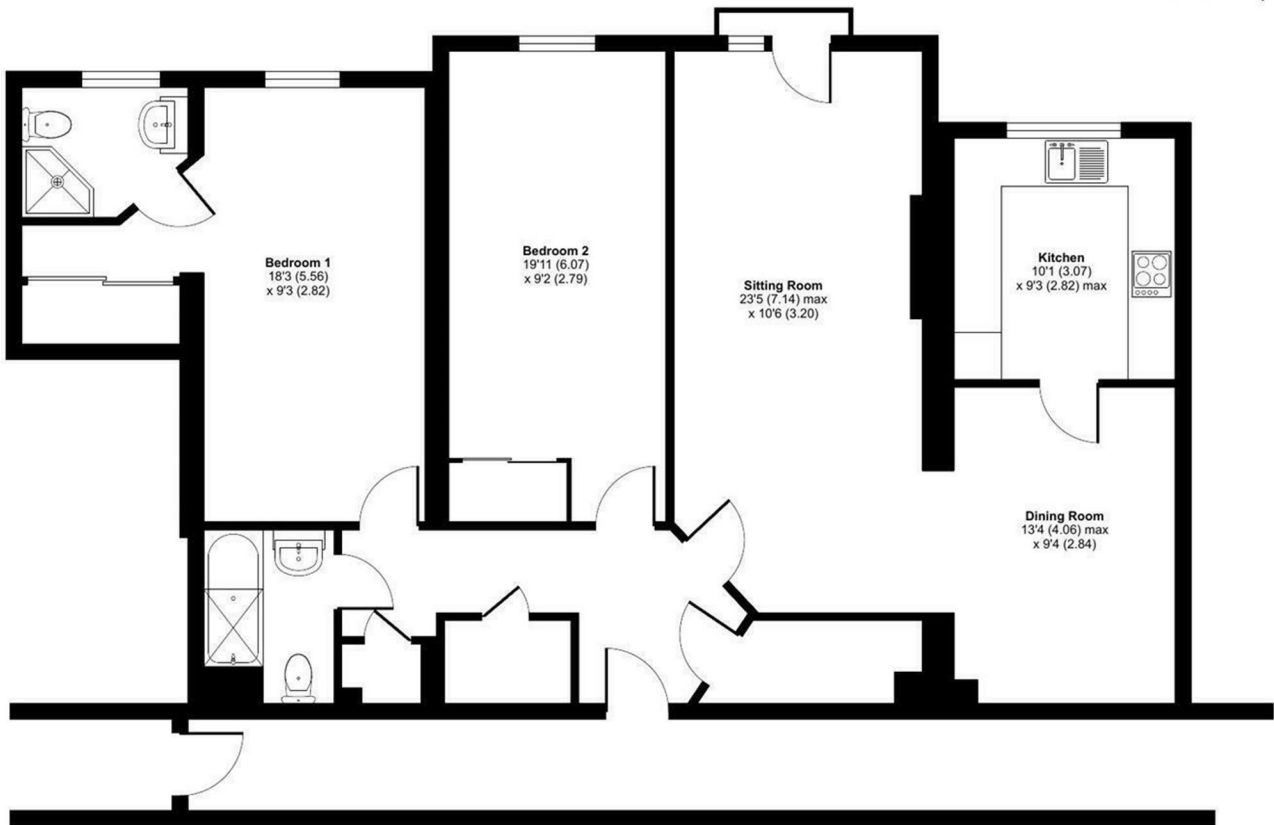
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1156 sq ft / 107.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Churchill Estate Agents. REF: 1109837