

GREYS

ESTATE AGENTS



Osbourne Lodge, Poole Road, Bournemouth, BH2 5QA

Asking Price

- One Double Bedroom
- No Forward Chain
- Immaculate Presentation
- Communal Lounge & Gardens
- UPVC Double Glazing
- Third Floor Retirement Flat
- Stunning Views
- Private Owners Car Park
- Over 60s Age Restriction
- Electric Heating

£219,950

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PREMIUM THIRD FLOOR RETIREMENT FLAT / NO FORWARD CHAIN / STUNNING VIEWS OVER BOURNEMOUTH / 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. The property comprises; One double bedroom, a generous sized lounge / diner, kitchen, separate bathroom, and ample storage. 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: TBC



Lounge / Diner
(6.45m x 5.80m)

Kitchen
(2.40m x 2.15m)

Bedroom
(4.10m x 3.50m)

Bathroom
(2.25m x 1.65m) Max

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

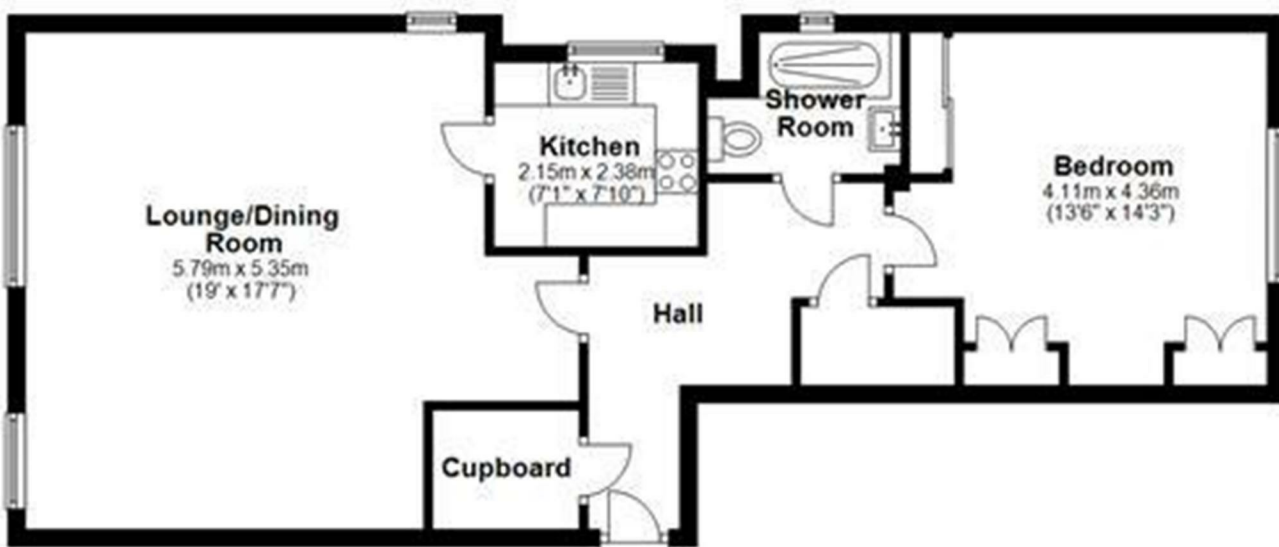
Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floor Plan



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more