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Asking Price £195,000 Leasehold

1 Bedroom, Apartment - Retirement

44, Osbourne Lodge 4 Poole Road, Bournemouth, Dorset, BH2 5QA

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Osbourne Lodge

Osbourne Lodge is Churchill Retirement Living's First Premier Collection Lodge of 54 one and two bedroom retirement apartments in Bournemouth, named after Fanny Vandergrift Osbourne, wife of the novelist Robert Louis Stevenson. Bournemouth is renowned for its 7 miles of Blue-Flag award winning beaches with stunning views if the Isle of Wight and the Purbecks. Bournemouth Town Centre has an eclectic mix of shops, boutiques, restaurants, cafes and coffee shops with the new BH2 centre on the edge of the town's beautiful Victorian lower gardens. The Bournemouth International Centre and Pavilion Theatre offer a range of entertainment from large music concerts to opera and ballet performances. During the summer, Bournemouth Pier is a great place to watch the weekly fireworks and the beach front plays host to the yearly Air Festival. The lodge is in the perfect location with the town centre, sea front and Westbourne all within 5 minutes.

The Lodge is in the perfect place for transport with a bus stop right outside. Bournemouth train station has direct links to London Waterloo and Manchester and Bournemouth International Airport is less than 8 miles away. For journeys by road, the Wessex Way just a few hundred yards away and leads onto the Motorway network.

The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

There is a private owners' car park to the front of the lodge, automatic front doors into the large Owner's Lounge and a fully equipped laundry room.

Osbourne Lodge has been designed with safety and security at the forefront. The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Osbourne Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Osbourne Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

**\*\*SOUTH WESTERLY FACING  
RETIREMENT APARTMENT WITH  
JULIET BALCONY - MUST BE VIEWED\*\***

Welcome to Osbourne Lodge, a charming retirement development located in the seaside town of Bournemouth. This delightful property boasts a reception room, perfect for entertaining guests or simply relaxing after a day of exploring the nearby beach, which is just a leisurely 0.6-mile walk away.

The apartment features one bedroom, incorporating a built in wardrobe, a bright and airy Kitchen and a well-appointed bathroom for your convenience. One highlight of this lovely home is the South Westerly facing Juliet Balcony.

Osbourne Lodge offers excellent transport links, making it easy to explore the vibrant town of Bournemouth and beyond. Whether you fancy a stroll along the promenade, a visit to the local shops, or a day trip to the surrounding areas, this property provides the perfect base for your retirement adventures.

Don't miss out on the opportunity to own this wonderful retirement apartment in a prime location. Embrace the tranquil lifestyle and seaside charm that Osbourne Lodge has to offer.



# Features

- One bedroom third floor retirement apartment
- Juliet Balcony
- Excellent decorative order
- No forward chain
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service charge (Year ending 31st May 2025):  
£2,408.35 per annum.

Ground rent: £590.48 per annum. To be reviewed  
in November 2025

Council Tax: Band C

125 year Lease commencing 2011

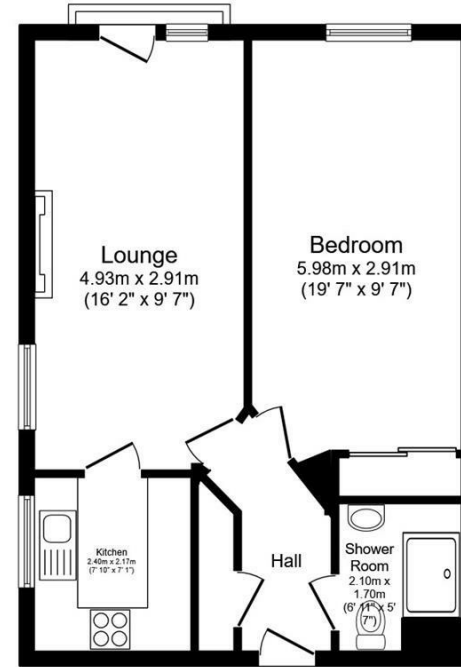
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

In accordance with the Estate Agents Act 1979, an interest in this property is declared.

EPC Rating: C



Total floor area 50.2 sq.m. (540 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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