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Asking Price £220,000 Leasehold

2 Bedroom, Apartment - Retirement

25, Stevenson Lodge 39 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9DH

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Stevenson Lodge

Stevenson Lodge is a development of 32, one and two-bedroom retirement apartments in Westbourne, near Bournemouth.

Westbourne is a lovely coastal town with independent fashion boutiques, restaurants, bars, delicatessens and cafes. Westbourne Arcade is a well preserved polychrome Gothic shopping arcade with gift shops and cafes. The town has a continental feel and a lovely walk from the centre through a wooded area leading to the beautiful tropical gardens and the beach at Alum Chine.

Bournemouth is a famous seaside resort, known for its mild climate, Blue Flag award winning beaches and the seafront and pier to stroll along. There are shops, eateries and options for leisure, entertainment, culture and recreation including the Russell Cotes Museum, The Oceanarium and Bournemouth International Centre.

Bournemouth is well situated for the road and rail networks in the south of England with the A31 passing to the north of the town and the A35 connecting Dorchester about 30 miles to the west. Blandford Forum is about 19 miles and Ringwood 12 miles. There are frequent train services from Bournemouth to London Waterloo, Southampton Central and Weymouth. In addition, the continental ferry terminal at Poole and Bournemouth International Airport are nearby.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape.

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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Stevenson 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.

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

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





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom second floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is conveniently located for the stairs.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room, currently set up as a Dining Room but could also be used as a Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing the apartment is a useful storage cupboard located in the hallway.





# Features

- Two bedroom second floor retirement apartment
- Overlooks the communal garden
- Good decorative order
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Owners' private car park
- 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 Retirement Living developments across the country.



# Key Information

Service Charge (Year ending 31st August 2024)  
£4,439.58 per annum.

Approximate Area = 650 sq ft / 60.3 sq m  
For identification only - Not to scale

Ground Rent £425.00 per annum. To be reviewed  
May 2025

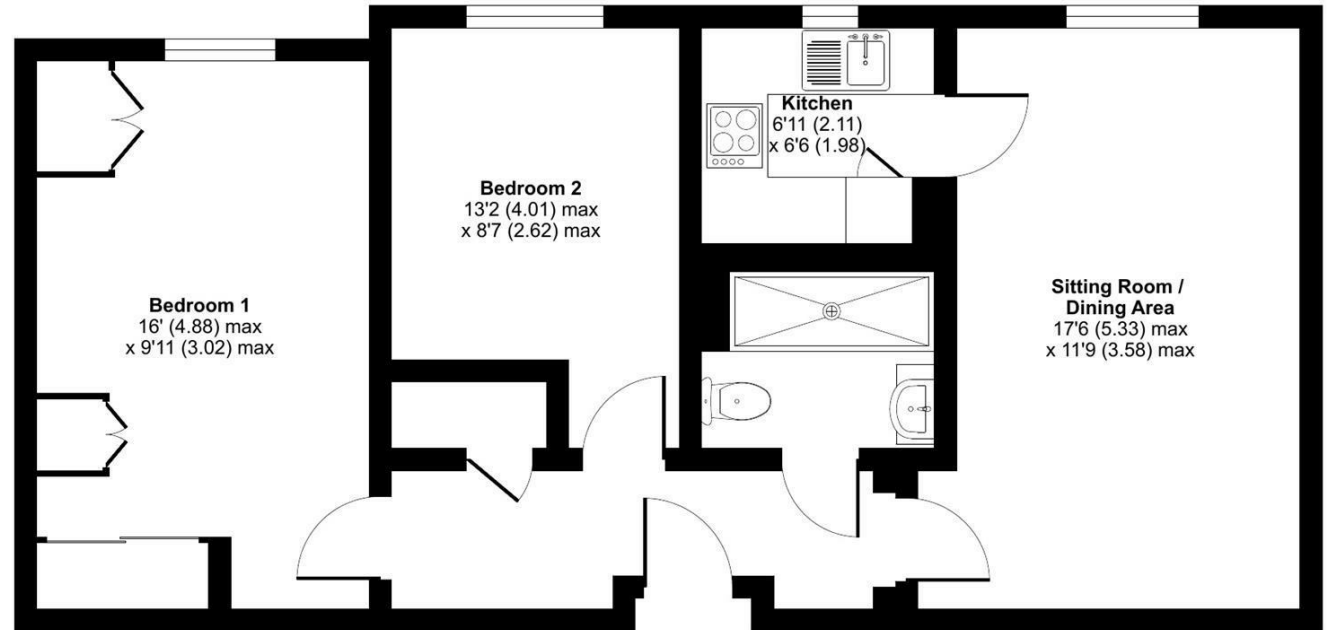
Council Tax Band D

125 year Lease commencing June 2003


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.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1077087

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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