



£975 PCM

1 Bedroom, Apartment - Retirement

28, Avon Lodge Southbourne Road, Bournemouth, BH6 5FD

 **0800 077 8717**

 **lettings@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Avon Lodge

Southbourne is perfectly situated for quick and easy access into Bournemouth Town Centre, Christchurch, Hengistbury Head and The New Forest. Local transport is excellent with regular buses, Pokesdown railway station nearby with direct links into London Waterloo and Bournemouth International Airport just a few miles away for trips further afield.

Avon Lodge's 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 and fish & chip lunches.

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.

Avon 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. 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.

Avon 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.

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



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Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment overlooking the communal gardens.

The property offers deceptively spacious accommodation throughout and is conveniently located for the lift.

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 and 4 ring electric hob with extractor hood over. A window allows for light and ventilation.

The Bedroom is a generous single room with a useful built in wardrobes and other bedroom furniture.

The Bathroom offers a shower over the bath with handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located off the Lounge.



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Features

- RETIREMENT APARTMENT
- OVER 60'S ONLY
- One Bedroom Apartment
- Second Floor with a Lift
- 24 hour careline system for safety and security
- Owners Laundry Room
- Lodge manager available 5 days a week
- Unfurnished
- Ideally situated close to town centre for shops and amenities
- Water & sewerage rates included in rent



Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax Band C

LANDLORD PAYS - 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.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: C

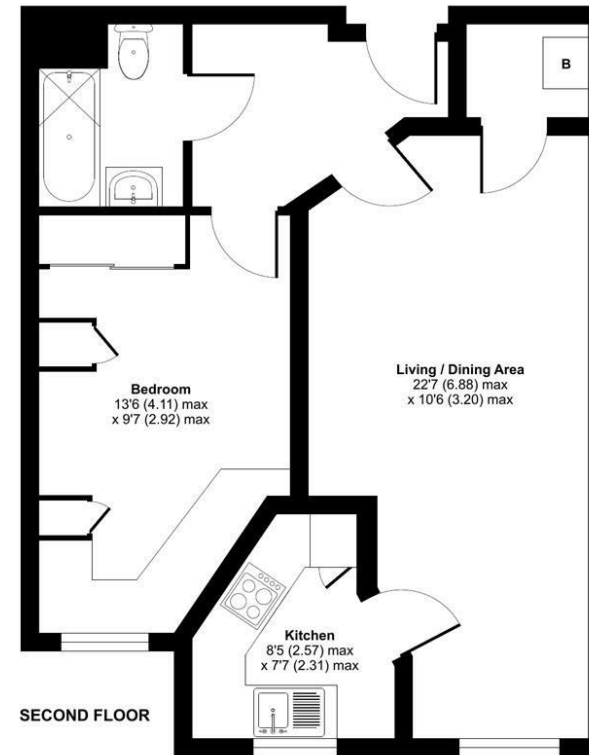
DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

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.

Southbourne Road, Bournemouth, BH6

Approximate Area = 524 sq ft / 48.6 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). © richcom 2023.
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