



£1,250 Per Calendar Month

36 Osbourne Lodge Poole Road, Bournemouth, BH2 5QA



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Property Description

Welcome to Osbourne Lodge – an immaculately presented, extensively modernised second-floor apartment situated within a highly sought-after development, just a short stroll from the vibrant heart of Westbourne Village and the award-winning beaches of Bournemouth. This bright and spacious residence offers not only a stylish and comfortable home, but also a lifestyle of ease, community, and convenience.

Set within a beautifully maintained Churchill retirement development designed exclusively for the over 60s, Osbourne Lodge combines the independence of private apartment living with a range of premium shared facilities and the reassuring presence of a resident Lodge Manager available to assist if required.

The apartment itself benefits from a recent modernisation, creating a fresh and contemporary feel throughout. Large windows flood the living space with natural light, enhancing the open and airy ambiance. Every detail has been thoughtfully considered to offer comfort, elegance, and practicality.

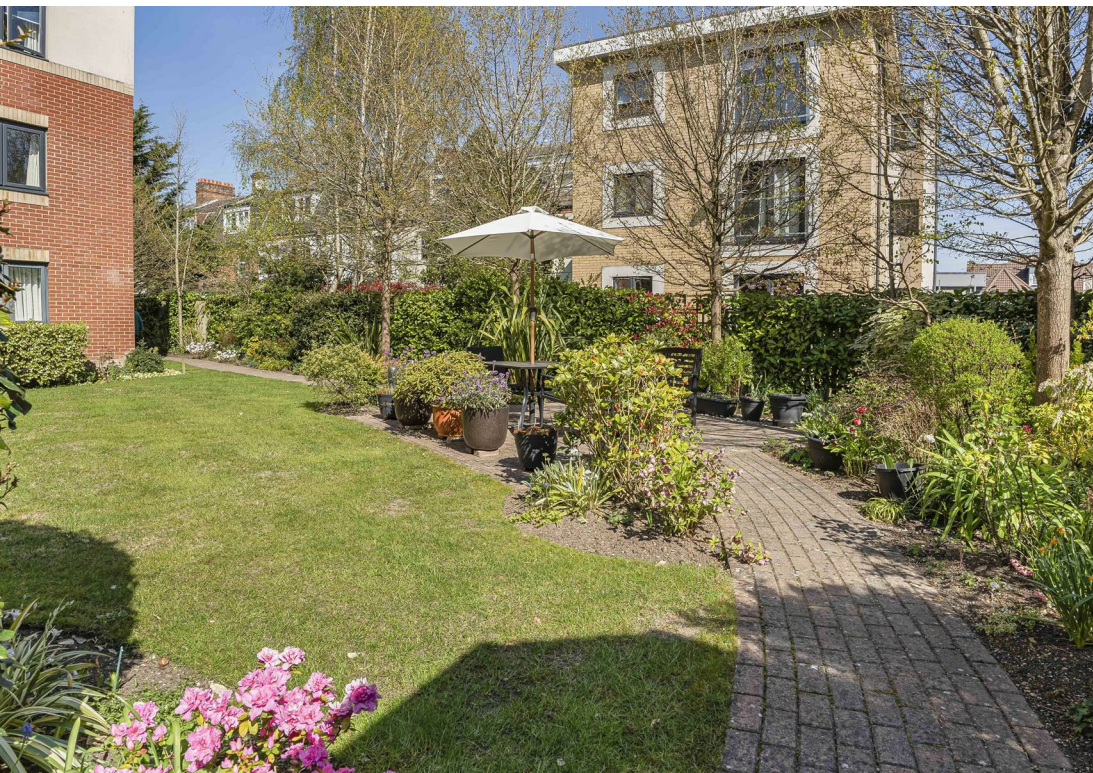
Residents of Osbourne Lodge have access to a wealth of communal amenities designed to foster connection and enjoyment. The stylish residents' lounge, complete with a well-equipped kitchenette, offers a welcoming space to socialise with neighbours or entertain visiting friends and family. For overnight guests, a beautifully appointed guest suite is available at a very reasonable rate of £25 per night, providing comfort and convenience for extended visits.

Additional facilities include a dedicated laundry room featuring high-quality branded washing machines and tumble dryers, as well as charming landscaped gardens complete with peaceful seating areas which are ideal for enjoying the sunshine or a quiet moment outdoors. Ample parking is available to the front of the building, and there is a designated area for mobility scooters, ensuring easy access for all.

Osbourne Lodge offers more than just a home, it provides a vibrant, secure, and welcoming community in a prime coastal location. Whether you're looking to downsize, enjoy a more relaxed pace of life, or be part of a friendly and supportive environment, this apartment represents an exceptional opportunity not to be missed.

FEATURES & SPECIFICATIONS

- STUNNING NEWLY REFURBISHED RETIREMENT FLAT
- SECOND FLOOR
- LIFT, COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST ROOMS
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- RESIDENTS PARKING
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO WESTBOURNE HIGH STREET
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES & MODERN FITTED BATHROOM
- OPEN PLAN LOUNGE / DINER
- OVER 60'S PURPOSE BUILT BLOCK
- CHAIN FREE



Approximate Gross Internal Area 524 sq ft - 49 sq m



Second Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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