



**Connells**

Dean Lodge Grange Road  
Bournemouth



### Property Description

Connells Southbourne are pleased to offer this one-bedroom retirement apartment specifically for those aged 60 years and over with a lower age limit of 55 for partners, located in the sought after Dean Lodge.

The apartment is offered in excellent decorative order throughout and benefits from a spacious sitting/ dining room which opens up on to a private balcony with sea views. Dean Lodge benefits from a residents lounge, which hosts varied events throughout the month, a wellbeing suite for hairdressing and chiropody and a manager who is on site 5 days a week. The owners also have use of the onsite laundry room, communal garden and a guest suite for visiting friends and family.

Dean Lodge is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

### Approach

Residents' car park on a first come first served basis. Pathway to the communal front door with secure entry phone.

### Communal Entrance Hall

Wardens' office. Access to resident's lounge, laundry room and lift to all floors.



## Entrance Hall

Built-in storage cupboard. Wall mounted intercom. Loft via loft hatch. Doors to all rooms.

## Sitting Room / Dining Room

19' 4" x 11' 6" max ( 5.89m x 3.51m max )

Double glazed patio door onto balcony. Feature fireplace with inset electric fire. TV point. Telephone point. Radiator. Double glazed door to the decked balcony with wrought iron railings and sea views.

Open doorway into the;

## Kitchen

7' 5" x 8' max ( 2.26m x 2.44m max )

Double glazed window to side aspect. Range of wall and base units with work surfaces over. Inset four burner electric hob. Built-in eye level electric oven and grill. Built-in fridge freezer. Stainless steel sink unit with drainer. Part tiled walls. Vinyl flooring. Wall mounted electric heater.

## Bedroom

15' 7" max x 9' 2" max ( 4.75m max x 2.79m max )

Double glazed window to side aspect. Range of fitted bedroom furniture. Built-in mirror fronted wardrobes. Wall mounted electric heater.

## Shower Room

Large walk-in shower cubicle with plumbed shower. Low level WC. Wash hand basin with storage unit under. Wall mounted heated towel rail. Fully tiled walls. Vinyl flooring.

## Residents Lounge

Large lounge with ample seating. Double glazed doors to communal gardens and patio with seating. Kitchen with storage units and tea and coffee making facilities. Owners wellbeing suite for hairdressing and chiropody. Guest suite for friends and family £20 per person per night and £23 double per night.

## Agents Notes:

Some pictures shown are of the communal areas.

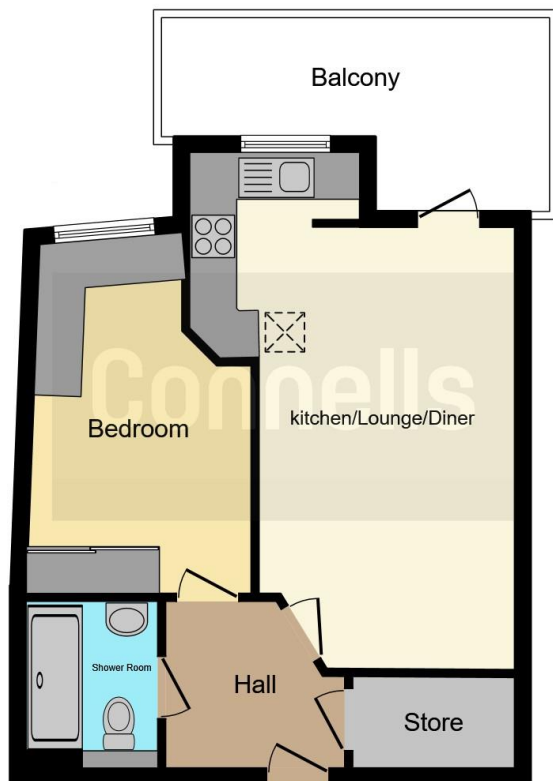
Lease: 125 years from May 2012

Service Charge: £2885.75 per annum

Ground Rent: £647.98 per annum

Council Tax - Band D - BCP Council





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)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBN305962](http://connells.co.uk/Property/SBN305962)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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