



**Connells**

Dean Lodge Grange Road  
Bournemouth



### Property Description

Discover comfortable and secure retirement living at Dean Lodge, Southbourne, with this beautifully presented one-bedroom apartment, exclusively for those aged 60 and over (partners from 55). Offered in excellent decorative order, the apartment boasts a spacious sitting/dining room leading directly onto a private balcony, providing captivating sea views - perfect for enjoying a morning coffee or an evening sunset.

Dean Lodge offers a vibrant community feel with excellent communal facilities including a residents' lounge (hosting regular events), a wellbeing suite for hairdressing and chiropody, an on-site manager (5 days a week), a communal laundry room, beautifully maintained gardens, and a convenient guest suite for visiting friends and family. Situated in the highly sought-after residential area of Southbourne, you'll be just a stroll from a bustling high street with diverse shops and independent traders. Award-winning beaches and vibrant promenades offering restaurants, bars, and outdoor activities are also on your doorstep. Excellent transport links are easily accessible, with Bournemouth's main line train station providing direct services to London Waterloo, and Bournemouth International Airport just 6 miles away for European travel.

### 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 residents 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.

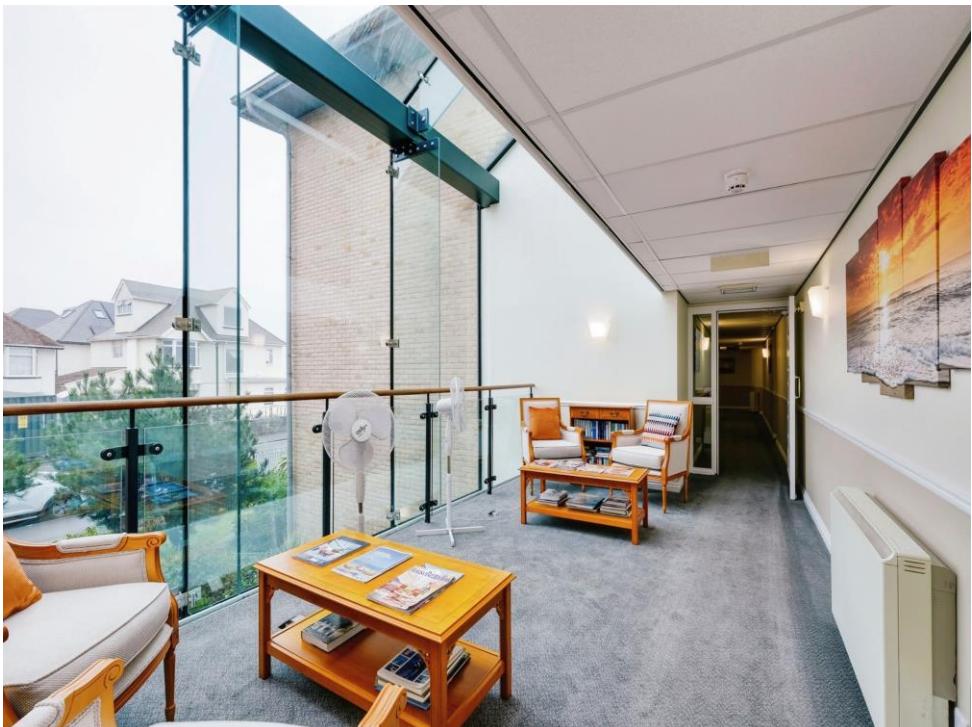
Lease: 125 years from May 2012

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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73 Southbourne Grove  
 BOURNEMOUTH BH6 3

EPC Rating: C  
 Council Tax  
 Band: D

Service Charge:  
 2885.75

Ground Rent:  
 647.98

Tenure: Leasehold

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

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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