Asking Price £135,000 Leasehold

1 Bedroom, Apartment - Retirement

24, Dean Lodge 17 Grange Road, Southbourne, Bournemouth, Dorset, BH6 3ND

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Retirement Property Specialists

Dean Lodge

Dean Lodge is a beautiful development of 42 one and two bedroom retirement apartments located in Southbourne, a popular suburb of the coastal town of Bournemouth. The Lodge holds an enviable position set on the cliff top above Southbourne's golden sandy beach, offering spectacular views across Bournemouth Bay and towards the Isle of Wight.

The Lodge is directly opposite a path leading along the cliff top and down onto the stunning beaches and just a few hundred yards to the main shopping area, Southbourne Grove, a traditional high street with some independent and individual shops including bakeries, salons, florists, pubs, cafes and restaurants.

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 busses, Pokesdown railway station nearby with direct links into London Waterloo and Bournemouth International Airport just a few miles away for trips further afield.

Dean 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.

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

Dean 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.

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

Dean 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

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom first floor apartment. This property has been recently redecorated throughout and it presented in fantastic order.

The Living room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A French door opens to a Juliet Balcony with views.

The Kitchen is accessed via the Living room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a brand new built-in oven, 4 ring electric hob with extractor hood over, with the shown white goods included in the sale price.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

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 this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Dean Lodge!

Features

- One bedroom first floor retirement apartment with Juliet Balcony
- Newly redecorated with brand new carpet throughout
- No forward chain
- Lodge Manager available 5 days a week
- Wellbeing suite, Guest Suite and Laundry Room
- Owners' Lounge/Kitchen
- Lift to all floors
- Intruder Alarms , Video door entry system and 24 Hour emergency Careline system
- Car Parking and Communal Gardens
- 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 Living developments across the country.

Key Information

Service Charges (year ending 31st May 2027): £2,955.01 per annum.

Ground Rent: £931.72 per annum. To be reviewed in May 2033.

125 year Lease commencing July 2012

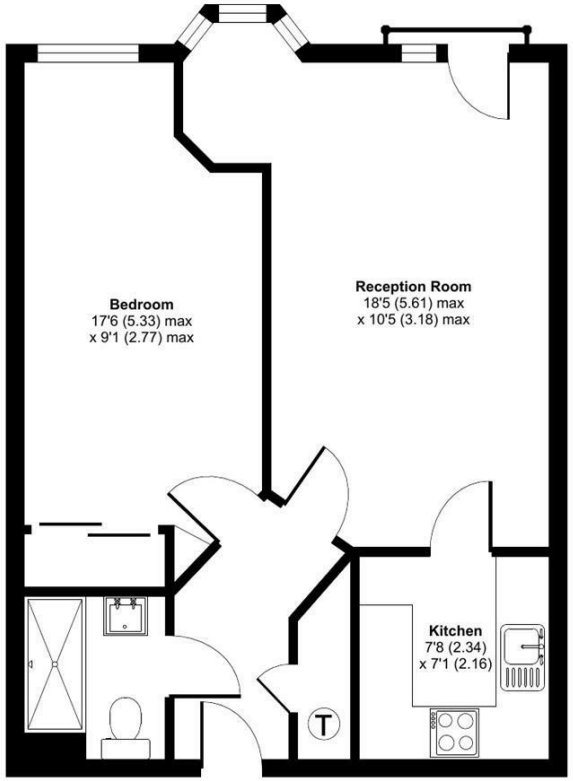
Council Tax Band: D

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.

Approximate Area = 527 sq ft / 49 sq m

For identification only - Not to scale



EPC Rating: B

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1074778

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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