



£1,350 PCM

1 Bedroom, Apartment - Retirement

30 Osbourne Lodge 4 Poole Road, Bournemouth, BH2 5QA

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30 Osbourne Lodge

Osbourne Lodge is Churchill Retirement Living's First Premier Collection Lodge of 54-one-and-two-bedroom retirement apartments in Bournemouth, named after Fanny Vandergrift Osbourne, wife of the novelist Robert Louis Stevenson. Bournemouth is renowned for its 7 miles of Blue-Flag award winning beaches with stunning views of the Isle of Wight and the Purbecks.

Bournemouth Town Centre has an eclectic mix of shops, boutiques, restaurants, cafes and coffee shops with the new BH2 centre on the edge of the town's beautiful Victorian lower gardens. The Bournemouth International Centre and Pavilion Theatre offer a range of entertainment from large music concerts to opera and ballet performances. During the summer, Bournemouth Pier is a great place to watch the weekly fireworks, and the beach front plays host to the yearly Air Festival. The lodge is in the perfect location with the town centre, sea front and Westbourne all within 5 minutes.

The Lodge is in the perfect place for transport with a bus stop right outside. Bournemouth train station has direct links to London Waterloo and Manchester and Bournemouth International Airport is less than 8 miles away. For journeys by road, the Wessex Way just a few hundred yards away and leads onto the Motorway network.

The Lodge 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.

There is a private owners' car park to the front of the lodge, automatic front doors into the large Owner's Lounge and a fully equipped laundry room.

Osbourne 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. A 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.

Osbourne 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.

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



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Property Overview

Enjoy comfortable, low-maintenance living in this beautifully presented one-bedroom, second-floor retirement apartment, ideally positioned in a highly convenient location with delightful views over the landscaped communal gardens.

The bright and spacious lounge offers ample room for both living and dining furniture, creating a welcoming space to relax or entertain. A charming feature electric fireplace provides a cosy focal point, while the Juliet balcony allows you to enjoy attractive views across the gardens and brings plenty of natural light into the room.

The well-appointed kitchen is conveniently accessed from the lounge and is fitted with a range of integrated appliances, generous storage, and a window that provides natural light and ventilation.

The generous double bedroom benefits from built-in wardrobes and offers plenty of additional space for freestanding furniture, making it both practical and comfortable.

The contemporary shower room is fitted with a walk-in shower, WC, and a wash hand basin with a vanity unit, combining style with functionality.

Further enhancing the apartment is a useful hallway storage cupboard, ideal for keeping everyday essentials neatly tucked away.

Offering an excellent combination of comfort, convenience, and attractive surroundings, this apartment is an ideal choice for those seeking an independent retirement lifestyle in a welcoming community.



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Features

- Independent Retirement Living Apartment
- One-bedroom, second floor apartment
- Juliet balcony with garden views
- 24 hour Careline system for safety and security
- Lodge Manager available 5 days a week
- Rent includes water & sewerage rates, and access to the Careline system
- Great location close to the town centre & excellent transport links
- Large landscaped gardens with owners patio
- Close to local beaches along Poole Bay
- No Pets



Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax Band C

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 are paid by the landlord, these 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

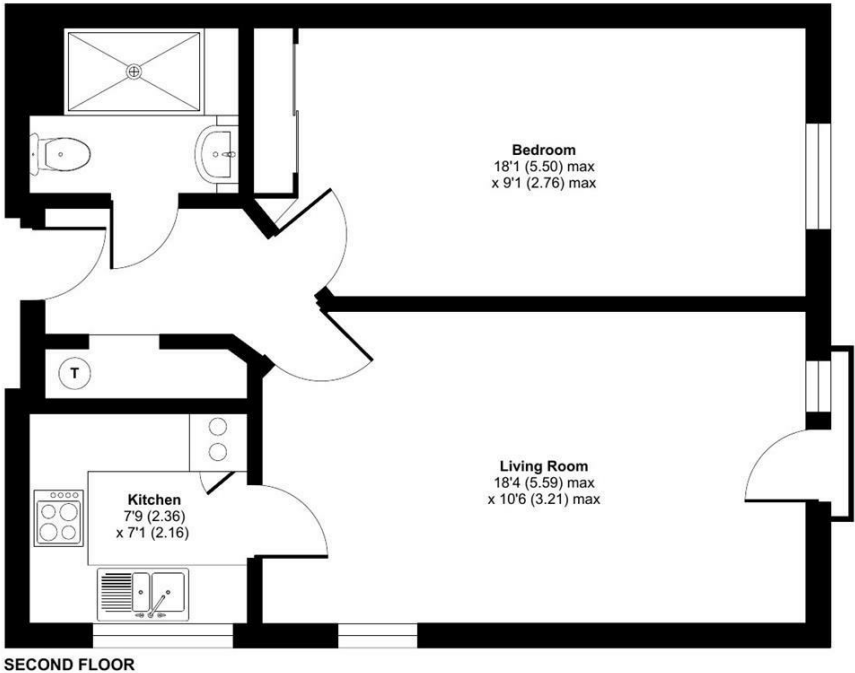
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

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).

Approximate Area = 522 sq ft / 48.4 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1358886

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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