Asking Price £199,950 Leasehold

1 Bedroom, Apartment - Retirement

34, Osbourne Lodge 4 Poole Road, Westbourne, Bournemouth, Dorset, BH2 5QA

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Osbourne Lodge

Osbourne Lodge is Churchill 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 if 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. Coy Pond Gardens are a 5 minute walk from Osbourne Lodge and one of three beautiful gardens that join up and lead to the famous Bournemouth Pier. There is a medical centre, chemist, dentist and physio facilities adjacent from the Lodge.

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

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH SOUTH FACING BALCONY

Welcome to Osbourne Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in fantastic order throughout and is conveniently located at the front of the development.

The Kitchen is accessed via the Living Room with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, filtered water tap, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and dishwasher. Windows provide light and ventilation.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a door opens to the owners private south facing balcony.

The Bedroom is a good size double with a built in mirrored wardrobe. There is plenty of space for additional furniture. A large window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located off the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Osbourne Lodge!

Features

- One bedroom second floor apartment
- Large South facing balcony
- Owners private car park
- 24 hour Careline system for safety and security
- Owners' Lounge & Kitchen with regular social events
- Lodge Manager available 5 days a week
- Great location close to the town centre & excellent transport links
- Landscaped gardens
- Owners laundry
- 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 charge (Year ending 31st May 2027): £2,429.89 per annum.

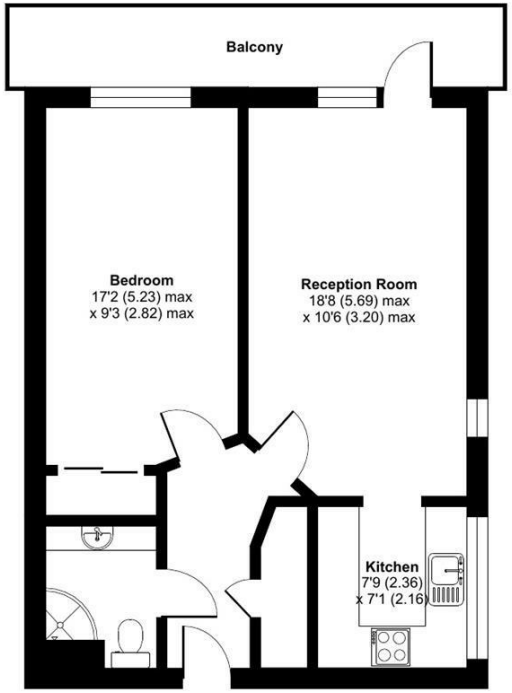
Ground rent: £845.55 per annum. To be reviewed in November 2032.

Council Tax: Band C

Service charges 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.

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



EPC Rating: C

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: 1160798

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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