

Estate Agents



Auctioneers



## **Osbourne Lodge, Poole Road, Westbourne, BH2 5QA Guide Price £125,000 - Leasehold**

One Bedroom First Floor Retirement Apartment | Modern Development | Secure Entrance  
Communal Lounge | Lift Service | Entrance Hallway | Reception Room | Modern Kitchen  
Double Bedroom | Modern Shower Room | Parking | Guest Suite  
Communal Events Lounge | No Chain

# Osbourne Lodge, Poole Road, Westbourne, BH2 5QA

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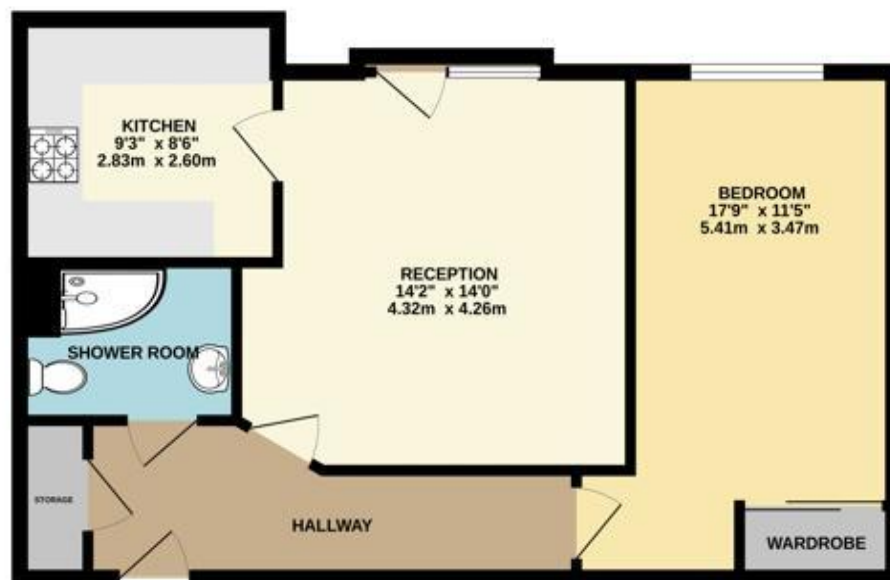
A well-presented first-floor one-bedroom apartment, situated within a modern, popular, and conveniently located retirement development, constructed by Churchill in 2012. The property is ideally positioned within easy walking distance of both Westbourne and Bournemouth town centres, and benefits from excellent public transport links with a bus route nearby. The development offers a welcoming and secure environment, featuring a dedicated House Manager available five days a week, along with a 24-hour Careline system for added peace of mind. Residents also enjoy access to a communal lounge with regular organised social events, a laundry room, and a guest suite for visiting family and friends.

The apartment itself comprises a bright and spacious 14ft reception room with a Juliet-style balcony overlooking the communal grounds. The modern kitchen is fitted with a built-in oven, hob, and fridge freezer. There is a generous 16ft double bedroom with fitted wardrobes, along with a contemporary shower room featuring a walk-in shower cubicle, vanity sink unit, WC, fully tiled walls, and a heated towel rail.

Further benefits include efficient electric heating, well-maintained interiors throughout, and no forward chain, making the property ready for immediate occupation.

Tenure: Leasehold 112 years remaining. Service Charge £2411.56 per annum  
Ground Rent £845 per annum (reviewed in 2035)  
Council Tax Banding: C  
EPC Rating: to be confirmed

FIRST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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