



Or Nearest Offer £170,000

4 Poole Road, Bournemouth, BH2 5QA



SAXE COBURG™

Property Experts







Nestled on Poole Road in the charming coastal town of Bournemouth, this delightful retirement flat offers a perfect blend of comfort and convenience. Designed with the needs of retirees in mind, the property features a spacious reception room that welcomes you into a warm and inviting atmosphere. The flat boasts one generously sized double bedroom, providing a peaceful retreat for rest and relaxation.

The luxury shower room is a standout feature, designed to offer both style and functionality, ensuring that daily routines are a pleasure. Residents will appreciate the communal lounge, a wonderful space for socialising and enjoying the company of neighbours, fostering a sense of community within the building. Additionally, the communal laundry room adds to the convenience of living in this well-appointed apartment.

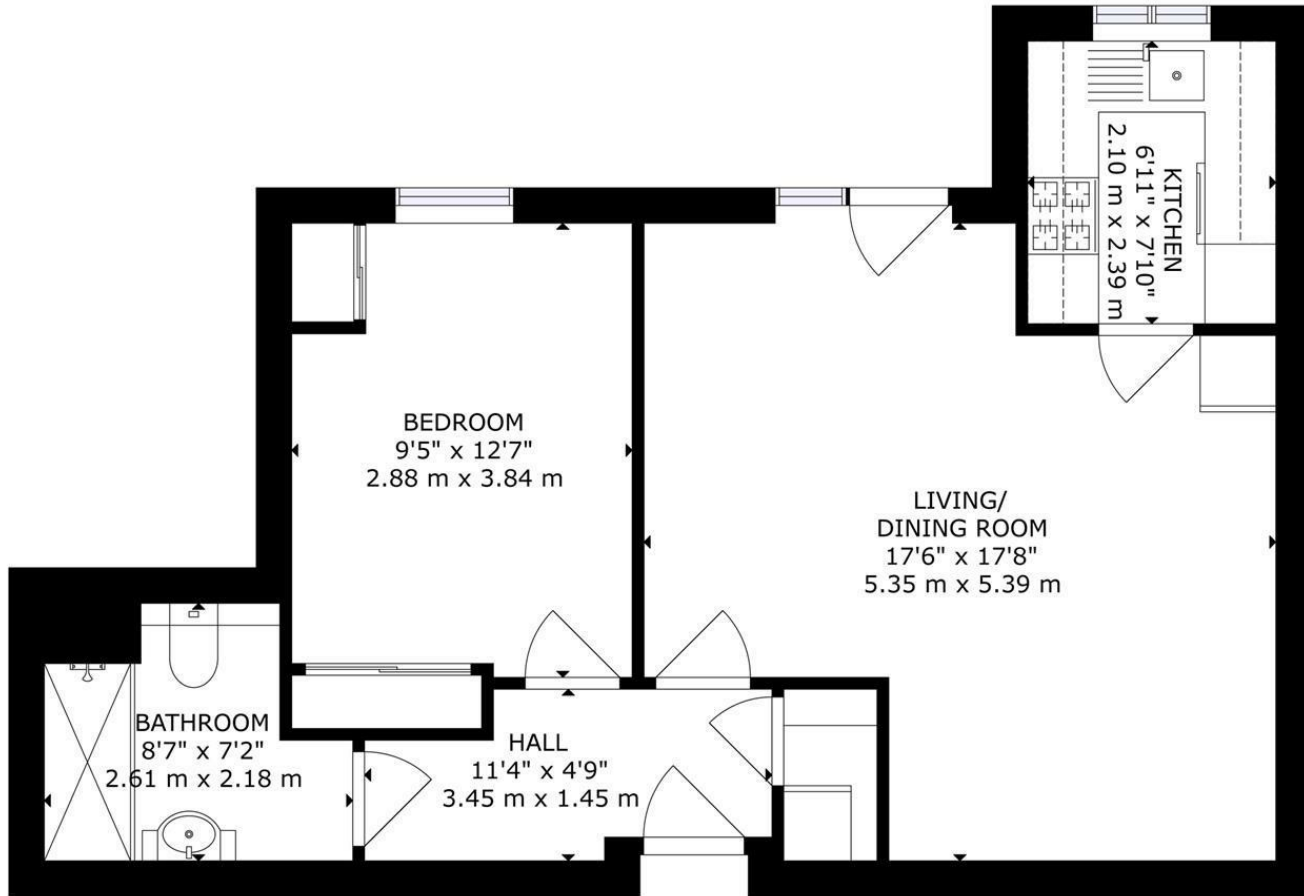
For peace of mind, a dedicated house manager is on hand to assist with any queries, and a 24-hour care line is available, ensuring that help is always within reach. Residents will also benefit from designated parking, making it easy for family and friends to visit.

This retirement apartment is not just a home; it is a lifestyle choice that prioritises comfort, security, and community. With its prime location in Bournemouth, you will be close to local amenities, beautiful beaches, and vibrant social activities. This property is an excellent opportunity for those seeking a serene and supportive living environment.



## FEATURES & SPECIFICATIONS

- Retirement apartment
- One double bedroom
- Luxury shower room
- Communal residents lounge
- Communal laundry room
- House manager on-site
- 24-hour care line
- Residents parking available
- Located on Poole Road



GROSS INTERNAL AREA  
TOTAL: 564 sq.ft, 52 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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