



AVON LODGE

Avon Lodge Southbourne Road
Bournemouth

Connells



Property Description

Connells are delighted to bring to market this This ground floor retirement apartment for the over 60's is situated in this popular retirement block along Southbourne Road, being a short walk from the cliff top which gives access to the beach below. The shops, bars, cafes and restaurants along Southbourne Grove are also a short walk away and from here regular bus services connect you to the larger centres of Christchurch and Bournemouth.

The block benefits from a communal laundry, residents lounge and guest suite which are available on site. There is a part time house manager who is available to assist and also a 24hour emergency careline response system. The block is approached via an entry phone system.

The front door leads you into the flat and the entrance hall where you will find an airing cupboard and further storage cupboard. The good-sized lounge/diner has a sunny aspect window UPVC door that leads to a small patio area and the communal gardens, and ample space for sofas as well as dining table and chairs, off here you will find the kitchen which has a range of working surfaces over cupboards and drawers with matching wall mounted cupboards. There is an integrated electric hob with an extractor hood over, as well as space for a fridge/freezer. Both bedrooms are double rooms with bedroom 2 offering built in wardrobes with hanging space. The modern shower room is fully tiled and comprises a good sized walk in glazed shower, low level WC and a vanity unit.

Entrance Hall

Carpeted flooring, storage heater, intercom and electrical sockets.

Lounge

Carpeted flooring, pendant lighting, electric fire, UPVC double glazed door giving access to communal garden, electrical sockets.

Kitchen

Matching wall and base units, half tiled walls, front aspect UPVC double glazed window, integrated electric oven, hob and extractor fan, under counter fridge and freezer. Laminate flooring.

Bedroom 1

Front aspect UPVC double glazed window, carpeted flooring, storage heater, pendant lighting and electrical sockets.

Bedroom 2

Front aspect UPVC double glazed window, carpeted flooring, fitted wardrobe, storage heater, pendant lighting and electrical sockets.

Shower Room

Large shower enclosure. Low level WC. Wash hand basin with vanity unit. Fully tiled walls.

Agents Notes;

Tenure: Leasehold 125 years from April 2001

Ground rent: £415 per annum

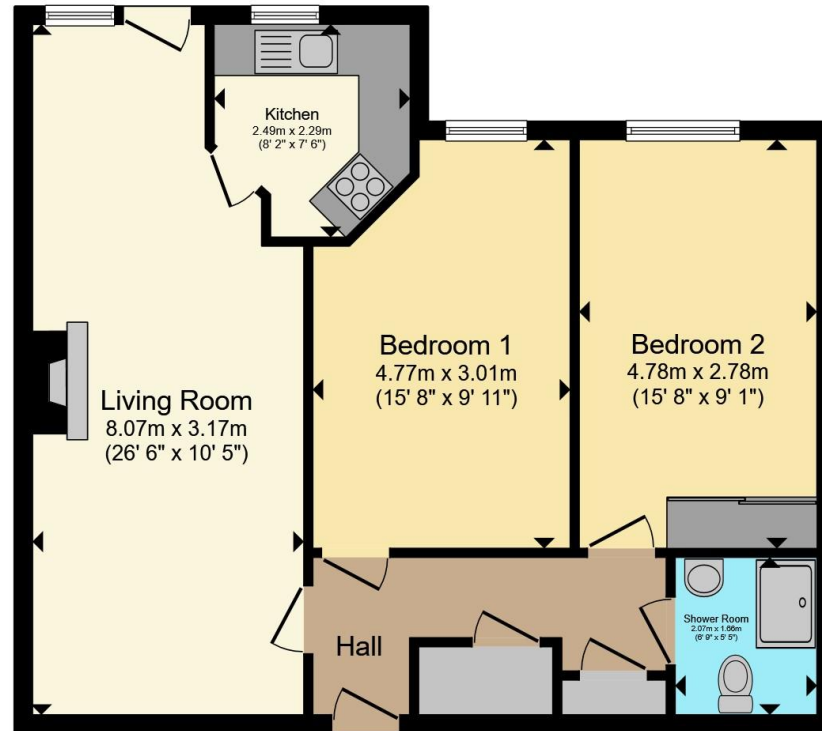
Service Charge: £3778.22 per annum

Council Tax Band - BCP C









Total floor area 67.5 m² (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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73 Southbourne Grove
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EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 3778.22

Ground Rent:
 415.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306629

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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