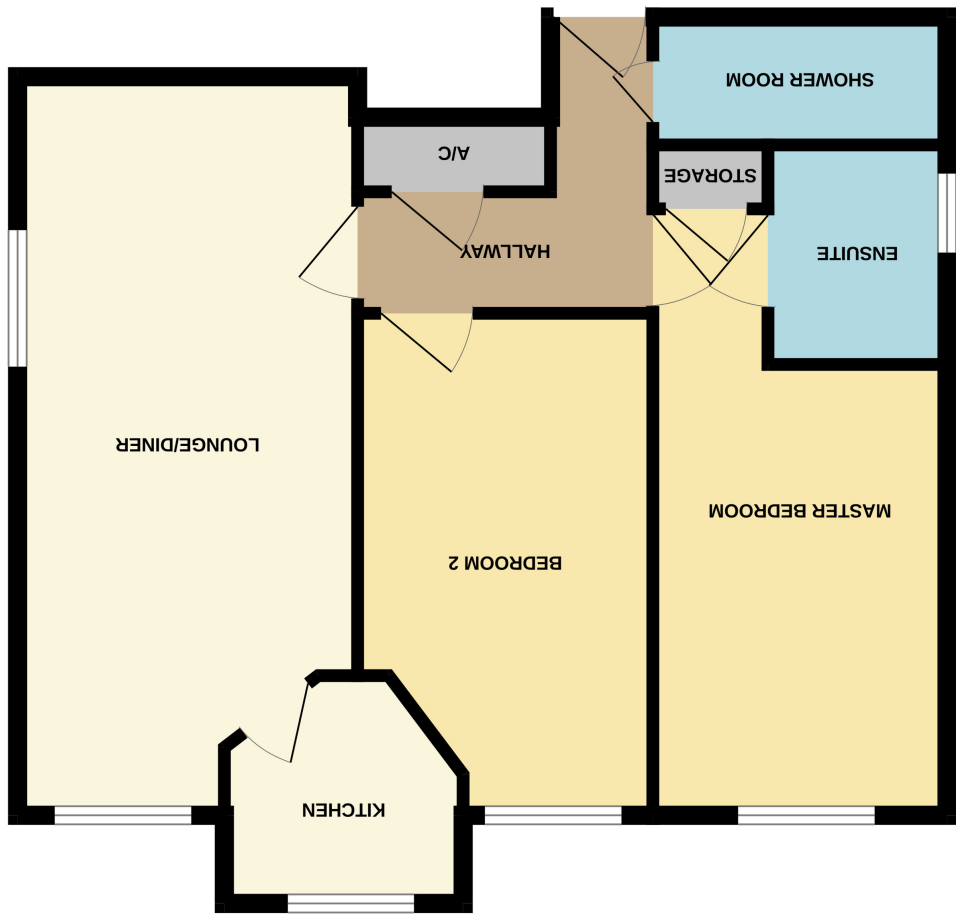


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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FIRST FLOOR





PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.



Location

Set in one of Bournemouth's most sought after locations Poole Road is only moments away from Westbourne Village which is well known for it's atmosphere and array of boutique shops, cafes and restaurants.

Poole Road also benefits from being a short walk to Bournemouth's award winning Blue Flag beaches.

The property sits in a fantastic location for transport links and this includes a regular bus service to Bournemouth Train Station to ensure seamless connectivity to Poole, Christchurch and beyond.

Property

A spacious and well presented two bedroom first floor retirement apartment in this highly sought after location. The accommodation comprises of a spacious L-Shaped Entrance Hall, a good sized dual aspect Living/Dining Room which allows ample natural light into the room, fitted Kitchen with a range of wall mounted and base units. Bedroom One is a good sized double room with fitted wardrobes and further benefits from an En-Suite Bathroom. Bedroom two is a further good sized bedroom and from the Hallway is a separate Shower Room.

Stevenson Lodge also benefits from off road parking spaces for residents, a guest suite, residents lounge and laundry facilities.

Living/Dining Room

6.95m x 3.17m (22' 10" x 10' 5") Max.

Kitchen

2.29m x 2.06m (7' 6" x 6' 9") Max.

Bedroom One

4.15m x 2.78m (13' 7" x 9' 1")

En-Suite

2.05m x 1.66m (6' 9" x 5' 5")

Bedroom Two

3.21m x 2.83m (10' 6" x 9' 3")

Shower Room

2.40m x 1.21m (7' 10" x 4' 0")

Material Information

Tenure - Leasehold

Lease Term - 125 Years From 2002

Service Charge - £4,470.58 per annum

Ground Rent - £425.00 per annum

Council Tax Band - D

