



42 Osbourne Lodge, 4 Poole Road, BOURNEMOUTH, BH2 5QA
Guide Price £180,000

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The main front door is entry phone protected for the residents privacy and security. A further inner lobby enters into the welcoming owners lounge and kitchen. Regular events and social activities are held in the lounge. It is an ideal place for meeting family and friends. There is a Laundry room and a guest suite that the residents are able to book for guests if required. A communal staircase or passenger lift can be taken to the apartment.

A private front door leads into the good size entrance hall, with all principle rooms leading off. It creates an excellent first impression. There is a large walk in storage cupboard, which houses the pressurised water tank. It is ideal for airing clothes and acts as very useful, additional storage space.

The elegant living/dining room is approached through a wide glazed panelled door. There is a feature electric fireplace with an attractive surround. The dining area has a floor to ceiling glazed door, with two matching side glass panels, having pleasant views, overlooking the communal gardens. The kitchen is accessed through the lounge area and offers a good range of wall and floor mounted built in storage cupboards, with work surfaces above, as well as various integrated appliances. There is a built in eye level oven and a four ring inset electric hob. It has pleasant views, overlooking the communal gardens.

The double bedroom, has the benefit of a built in floor to ceiling, mirror fronted wardrobe , with sliding doors and incorporates hanging and shelving space. The spacious shower room, with a separate, curved shower, mixer taps and shower attachment, inset wash hand basin, with a vanity unit below and WC suite, complete the accommodation.

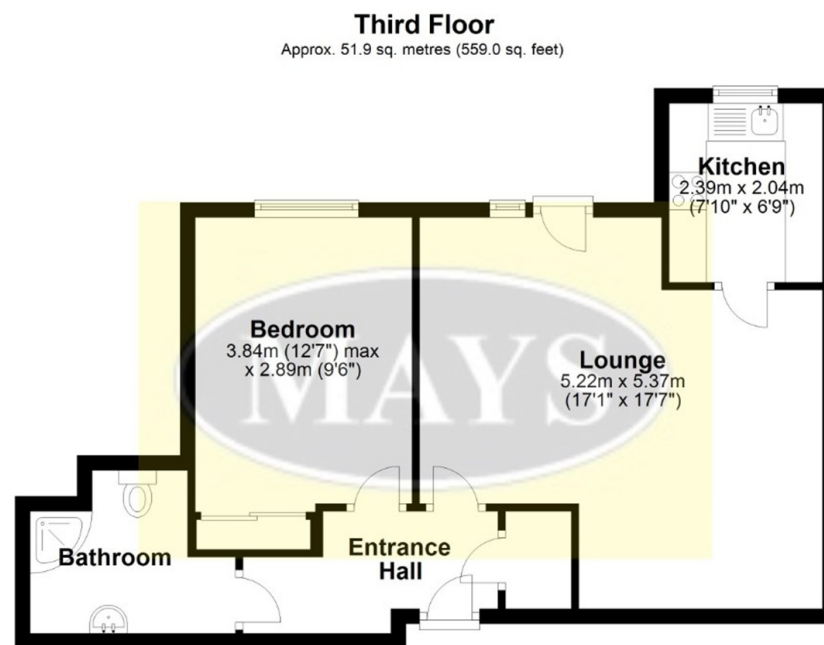
The beautifully manicured grounds are very well maintained. There are various benches for residents to sit out and enjoy in the warmer months. There are also several marked parking bays at the front of the building, which are available on a first come, first served basis.

Tenure - Leasehold 125 year Lease commencing 2011.

Service Charge - (Year ending 31st May 2022): £2,146.55 per annum

Ground Rent - £590.48 per annum

Council Tax - Band C



Total area: approx. 51.9 sq. metres (559.0 sq. feet)

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Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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