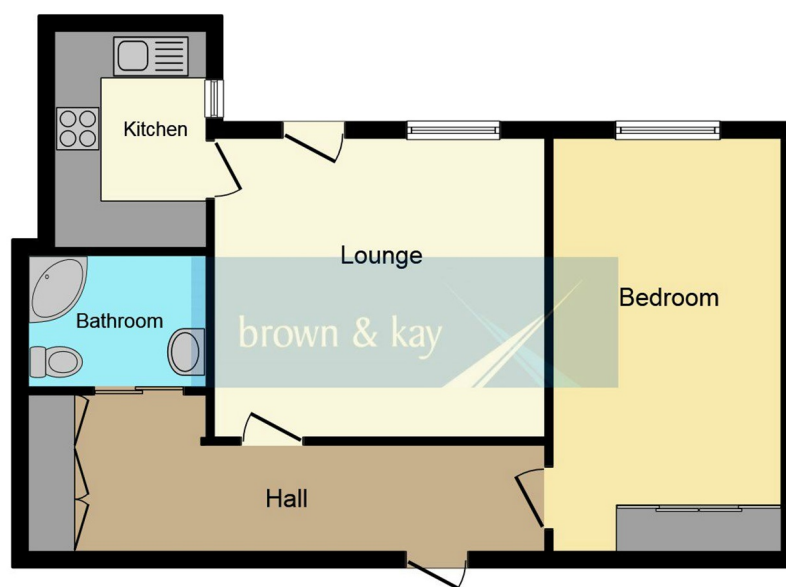




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



25, Osbourne Lodge 4 Poole Road, BOURNEMOUTH BH2 5QA

£172,500

The Property

We are pleased to offer this generous and well presented retirement apartment within this CHURCHILL PREMIER COLLECTION development. Offered for sale with no forward chain, the property is situated on the second floor and benefits from a 14' lounge with 'Juliet' style balcony, good size bedroom and luxury shower room.

Osbourne Lodge is conveniently located for access to both Bournemouth and Westbourne centres, with the benefit of a bus stop outside and doctors and dentist across the road. Bournemouth offers a range of shops and pretty gardens where you can enjoy a leisurely stroll on to the beach, and Westbourne which is a level walk away in the opposite direction has an array of cafes, bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL HALLWAY

Impressive communal entrance hall and communal residents lounge where stairs or lift provide access to the 2nd floor landing.

ENTRANCE HALL

The hallway houses the airing cupboard.

LOUNGE

14' x 12' 8" (4.27m x 3.86m) The lounge overlooks the rear of the property and has an outlook over the communal gardens through a large door which opens onto a 'Juliet' style balcony.

KITCHEN

9' 2" x 6' 5" (2.79m x 1.96m) Range of base, wall and drawer units, adjoining work surface areas, built in eye level oven and inset hob, built in fridge & freezer.

BEDROOM

17' 8" x 9' 3" (5.38m x 2.82m) The bedroom is a good sized double with a range of built in wardrobes and overlooks the rear aspect.

LUXURY SHOWER ROOM

6' 10" x 5' 7" (2.08m x 1.70m) The shower room is tiled with a corner shower unit, a vanity unit with inset wash basin and wc.

RESIDENT FACILITIES

Osbourne Lodge is monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. There is also a large lounge where residents can meet for regular events from coffee mornings to games afternoons, and a fully equipped laundry room.

GUEST SUITE

Subject to availability.

AGENTS NOTE - AGE

Osbourne Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

TENURE - LEASEHOLD

Length of Lease - Years remaining to be advised
Ground Rent - £295.24 payable every 6 months
Maintenance - £1,427.70 payable every 6 months

COUNCIL TAX - BAND C