

Stevenson Lodge
39 Poole Road, Bournemouth BH4 9DH
Price Guide £125,000 Leasehold

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About the Property

On entering the property there is a welcoming hallway with storage that leads to the living/dining room. The living/dining room has a feature dormer window that gives the room a cottage-style feel, and the window has a lovely aspect overlooking the gardens. Whilst being situated next to the dining area, the modern fitted kitchen is separate from the living accommodation and is fitted with a comprehensive range of units and modern appliances including a hob, oven, fridge, freezer and microwave.

The double bedroom has the same characterful feature window as the living/dining room and there is a large, fitted wardrobe with a mirrored front. The bathroom is conveniently located next door to the bedroom.

The communal gardens are beautifully tended and are well stocked with a variety of mature shrubs and trees. Being so close to the heart of Westbourne, the communal gardens provide an oasis of calm and lovely environment to enjoy the summer months.

The development has an onsite manager during the day and is further supported by an emergency Careline system. There is a guest suite available for visitors and Stevenson Lodge is managed by the award-winning Churchill Estates Management.

Tenure: Leasehold 125-year lease from June 2003

Ground rent: £555 per annum

Service Charge: £3,321.04 per annum (year ending 31st August 2024). The service charge includes Careline system, buildings insurance, water and sewerage rates, communal cleaning, garden maintenance, elevator maintenance, lodge manager and a contribution to the contingency fund.

Notes: Stevenson Lodge requires at least one apartment owner to be over the age of 60 with any second owner over the age of 55.

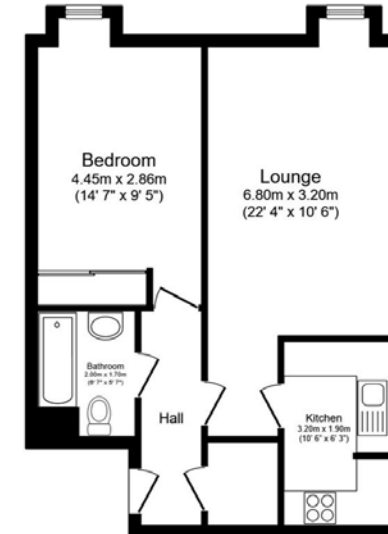
Council Tax Band: C

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.



Key Features

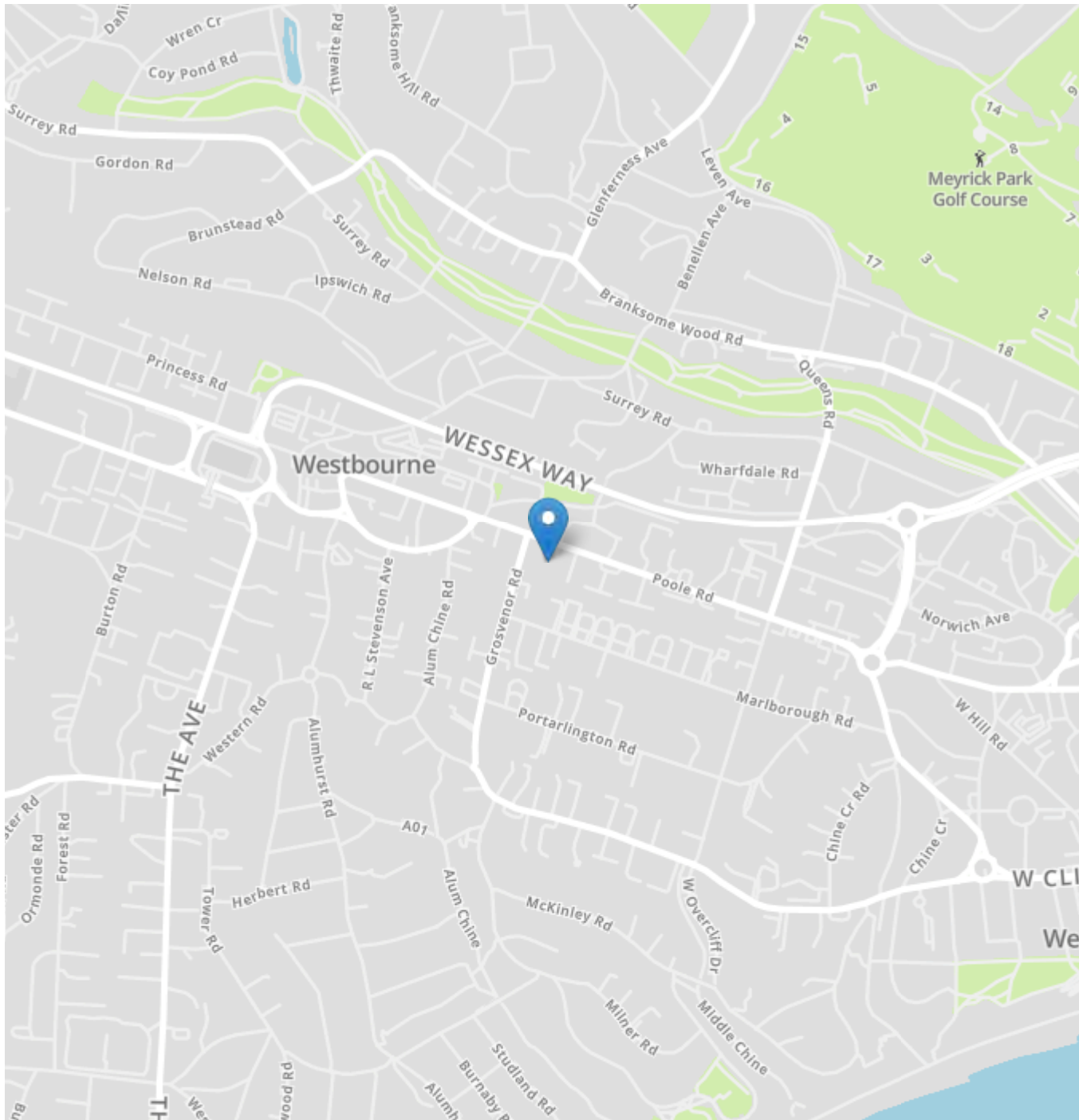
- Electronically controlled communal entrance
- Private entrance hallway with storage
- Living/dining room overlooking the gardens
- Modern fitted kitchen with appliances
- Double bedroom with fitted wardrobes
- Bathroom
- Residents lounge
- Guest suite available for visitors
- 24hr Careline system
- Residents Parking




Total floor area 49.5 m² (533 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.focalagent.com





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(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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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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