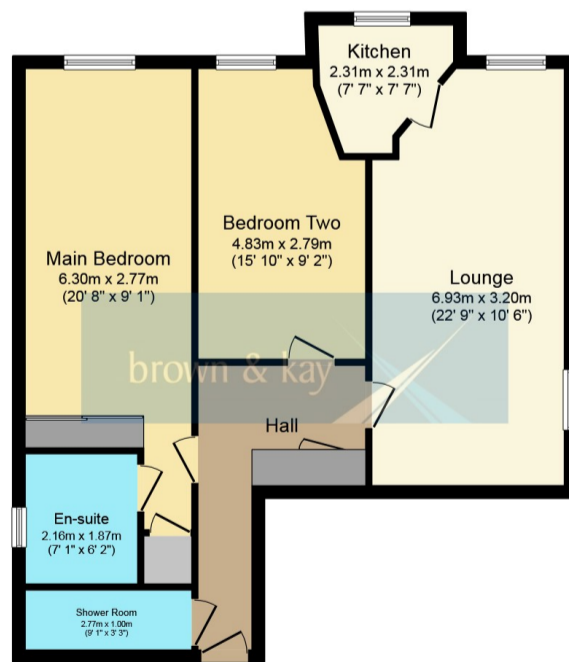




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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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



Flat 24, Stevenson Lodge 39 Poole Road, WESTBOURNE BH4 9DH

£199,950

The Property

Brown and Kay are delighted to market this two bedroom, two bathroom retirement apartment located in this sought after development. The home occupies a second floor position and in brief has a 22' lounge/dining room, fitted kitchen, bedroom one with en-suite bathroom, bedroom two and shower room.

Stevenson Lodge is well positioned for ease of walking distance to Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Bus services which operate to surrounding areas are also readily available and operate to surrounding areas, and sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other are also close by.

COMMUNAL ENTRANCE

Secure entry system with stairs and lift to all floors, the subject apartment is situated on the second floor.

ENTRANCE HALL

Storage cupboard and doors to primary rooms.

LOUNGE/DINING ROOM

22' 9" x 10' 6" (6.93m x 3.20m) Double glazed side and rear aspect windows, electric heater, fireplace.

KITCHEN

7' 7" x 7' 7" (2.31m x 2.31m) Double glazed rear aspect window, range of wall and base units, integrated fridge and freezer, electric hob with extractor above, eye level integrated oven.

BEDROOM ONE

20' 8" maximum x 9' 1" (6.30m x 2.77m) Double glazed window to the rear, electric heater, double sliding mirrored wardrobe, further storage cupboard.

EN-SUITE BATHROOM

Suite comprising bath with shower over, w.c. and wash hand basin. Frosted double glazed window to the side aspect.

BEDROOM TWO

15' 10" x 9' 2" (4.83m x 2.79m) Double glazed rear aspect window, electric heater.

SHOWER ROOM

Suite comprising shower cubicle with wall mounted shower, wash hand basin and w.c. Tiled walls and towel rail.

GROUNDS

Stevenson Lodge occupies well tended communal grounds.

RESIDENTS FACILITIES

Stevenson Lodge has a coffee lounge for residents to enjoy, laundry room and a guest suite (subject to availability)

TENURE - LEASEHOLD

Length of Lease - 125 years from 2002
Maintenance - £4,439.58 per annum, payable 1st April and 1st September
Ground Rent - £212.50 per annum

COUNCIL TAX - BAND D