

Osbourne Lodge
4 Poole Road, Bournemouth BH2 5QA
£160,000 Leasehold

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Property Summary

A delightful one-bedroom third-floor apartment in Osbourne Lodge, Churchill Retirements Living's flagship premier collection development in Bournemouth, offering the ideal combination of independence, comfort and community.



Key Features

- Lovely retirement apartment in superb decorative order
- Spacious reception room with a Juliet Balcony
- Well-equipped fitted kitchen
- Bedroom with built-in wardrobe
- Modern bathroom
- 24-hour Careline support system & onsite Lodge Manager (Monday to Friday)
- Comfortable Owners' Lounge with kitchen and a full calendar of social events
- Guest Suite available for visiting friends and family
- Private car park & beautiful communal gardens and well-maintained facilities
- No forward chain



About the Property

On entering the apartment, you're welcomed by a bright and inviting reception room, a well-equipped kitchen, a modern bathroom and a generously sized bedroom with a built-in wardrobe. The south-westerly Juliet Balcony adds a wonderful touch, creating a light and airy feel throughout.

Life at Osbourne Lodge is centred around ease and enjoyment. The Lodge Manager is available during the day to assist residents and oversee the running of the development, while a range of social events take place regularly in the welcoming Owners' Lounge. For added reassurance, a 24-hour Careline system, secure video entry and fire and smoke detection are in place throughout the property.

Residents benefit from a private car park, an outside facility to store mobility scooters, laundry facilities and beautifully maintained communal spaces. When family or friends visit, a comfortable Guest Suite is available and, as an added bonus, you can also use the Guest Suites across the whole of the Churchill Living portfolio.

Leasehold: 113 years remaining (125 years from 2011)

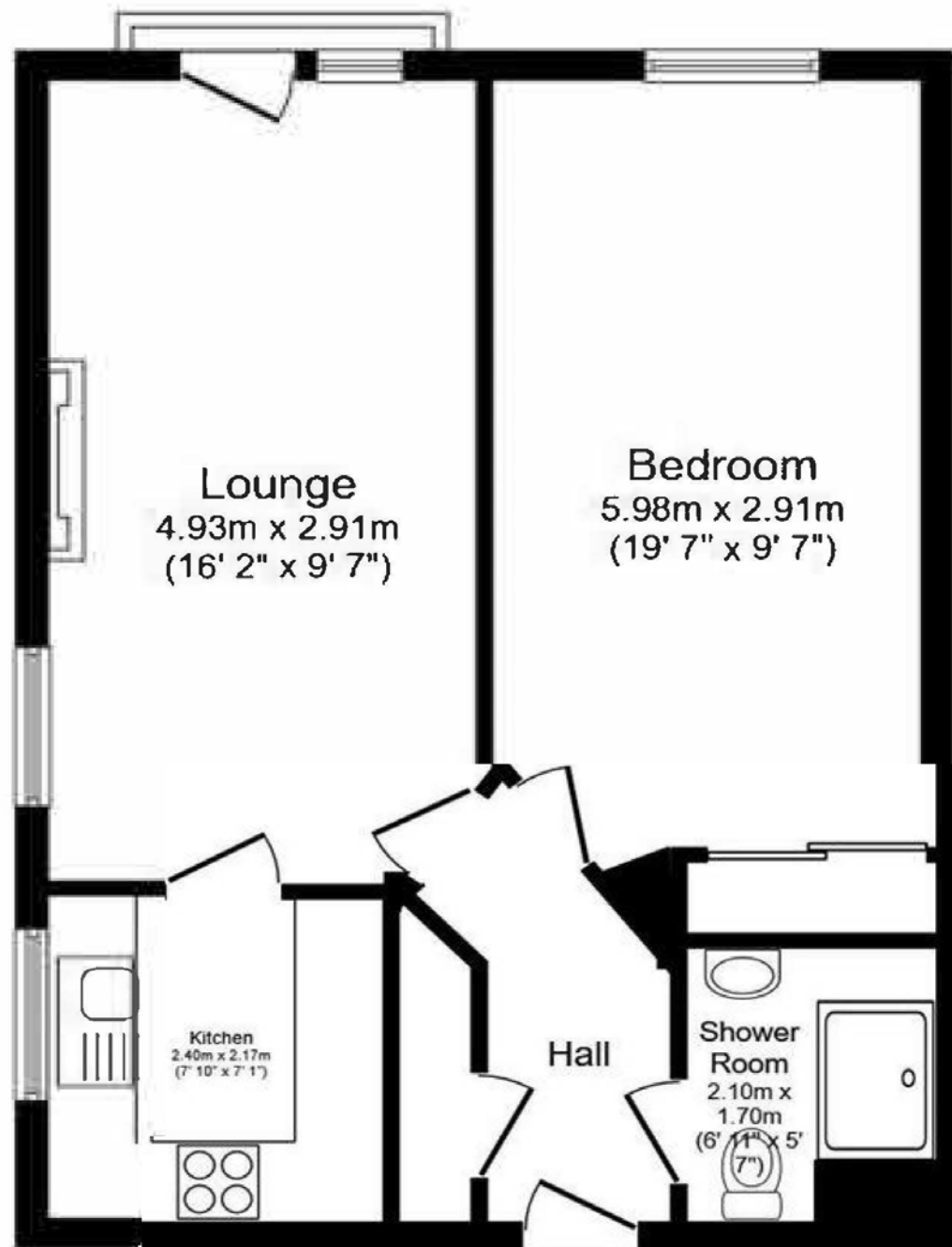
Service charge (to May 2026): £2,411.57 p.a.

Ground rent: £590.48 p.a. (review due November 2025)

Council Tax Band: C (BCP Council)

Please note: At least one resident must be over 60 years of age, with any second resident over 55.





Approximate total floor area 50.2sqm (540sqft)



About the Location

Osbourne Lodge is perfectly located with Westbourne Village, Bournemouth Town Centre and the beautiful seafront all close by. An eclectic mix of restaurants and cafes alongside a selection of exclusive boutiques and independent shops can be found at Westbourne Village, with Bournemouth offering miles of sandy beaches, retail therapy, multiple restaurants for fantastic dining and strolls through the Lower Gardens. At the popular Bournemouth International Centre and Pavilion you'll find a range of entertainment from large music concerts to opera and ballet performances.

The area benefits from excellent transport connections with a bus stop outside the development, Bournemouth mainline railway stations providing direct services to London Waterloo, and the nearby M27 ensuring convenient road links to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are easily accessible, and Poole Harbour's ferry terminal offers regular crossings to the Channel Islands and mainland Europe.

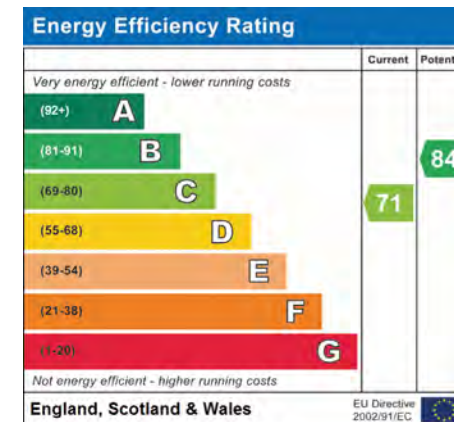
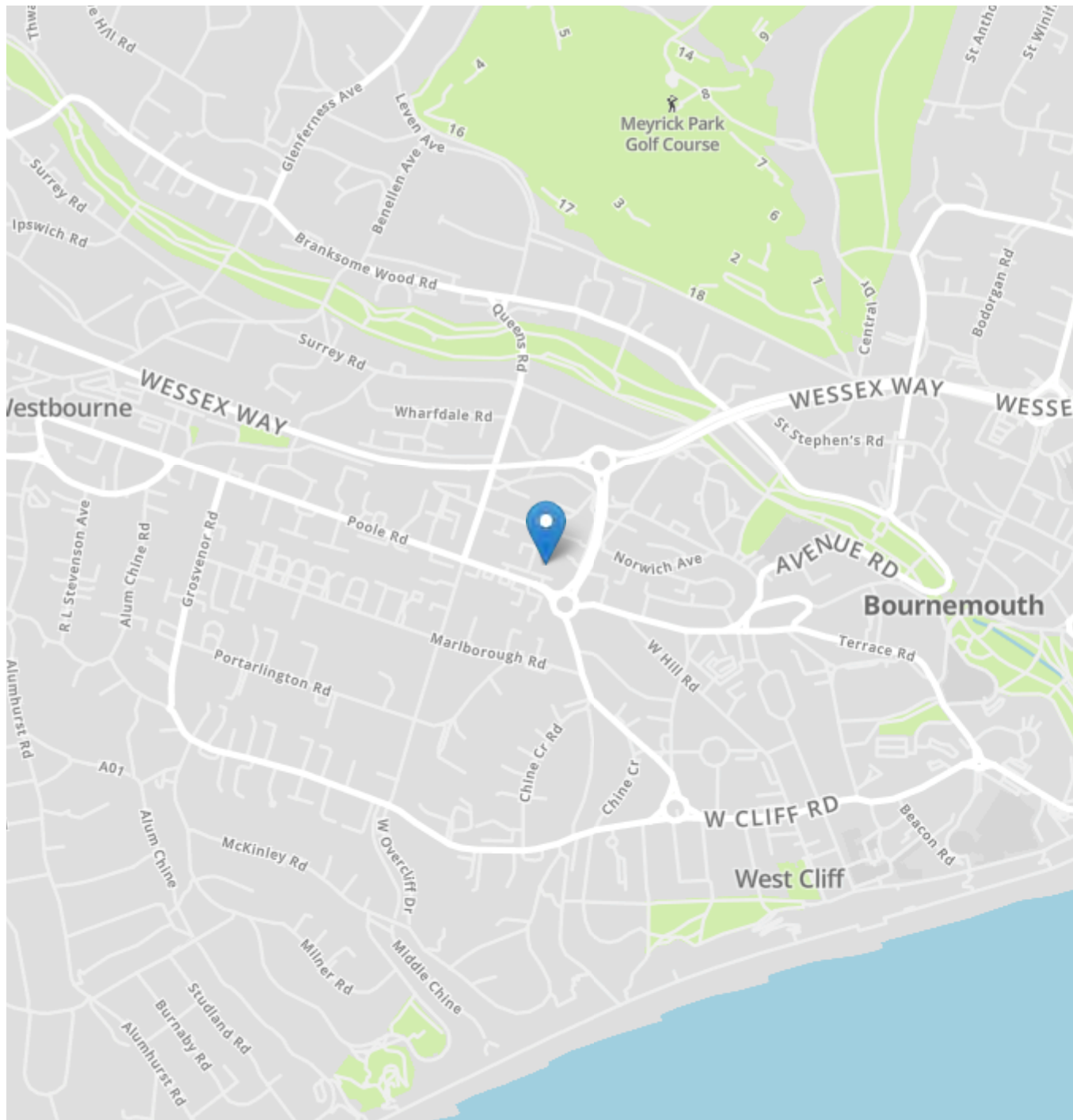


About Mays

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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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