

Stevenson Lodge
39 Poole Road, Bournemouth BH4 9DH

Price Guide £135,000 Leasehold





Property Summary

A well-presented retirement apartment with an enviable positioning in a beautifully maintained development moments from the amenities and shopping facilities of Westbourne. The apartment has views over the communal gardens from the living/dining room and also benefits from the kitchen being separate from the reception room. The property is presented in first-class order and is offered to the market with no forward chain.



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
- 24hr Careline system
- Guest suite available for visitors
- Residents Parking



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.

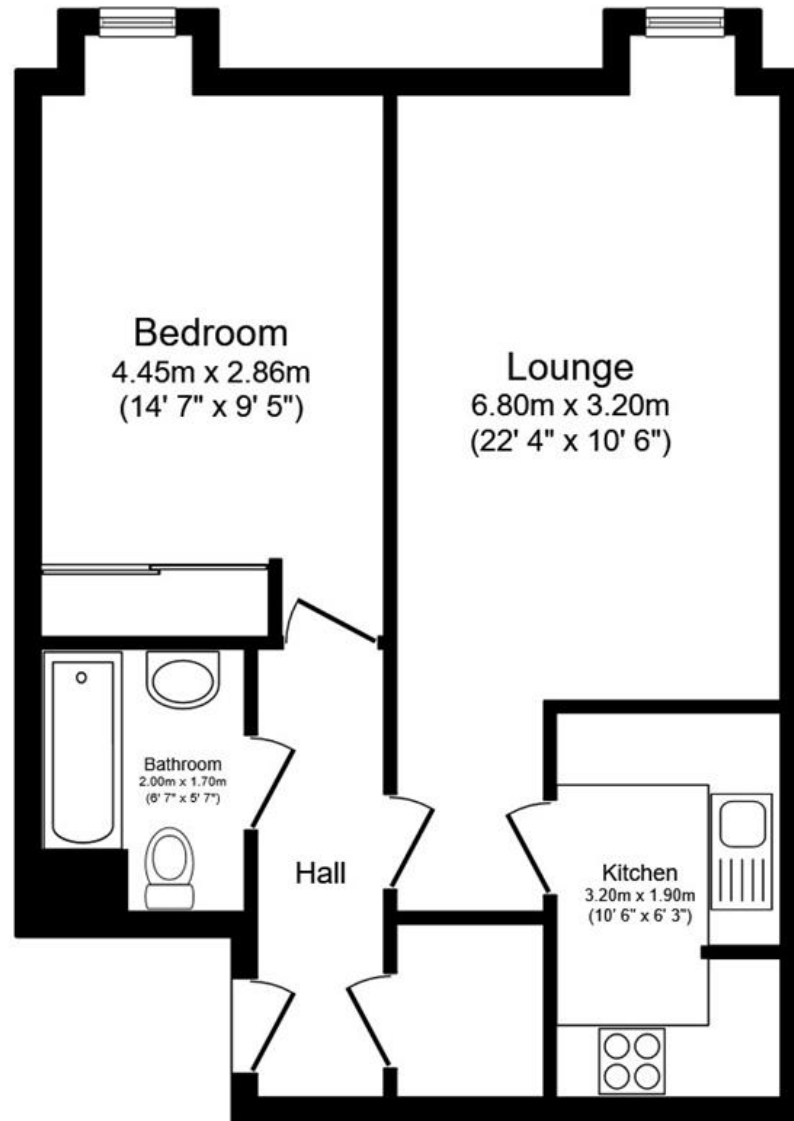
Tenure: Leasehold 125-year lease from June 2003

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.

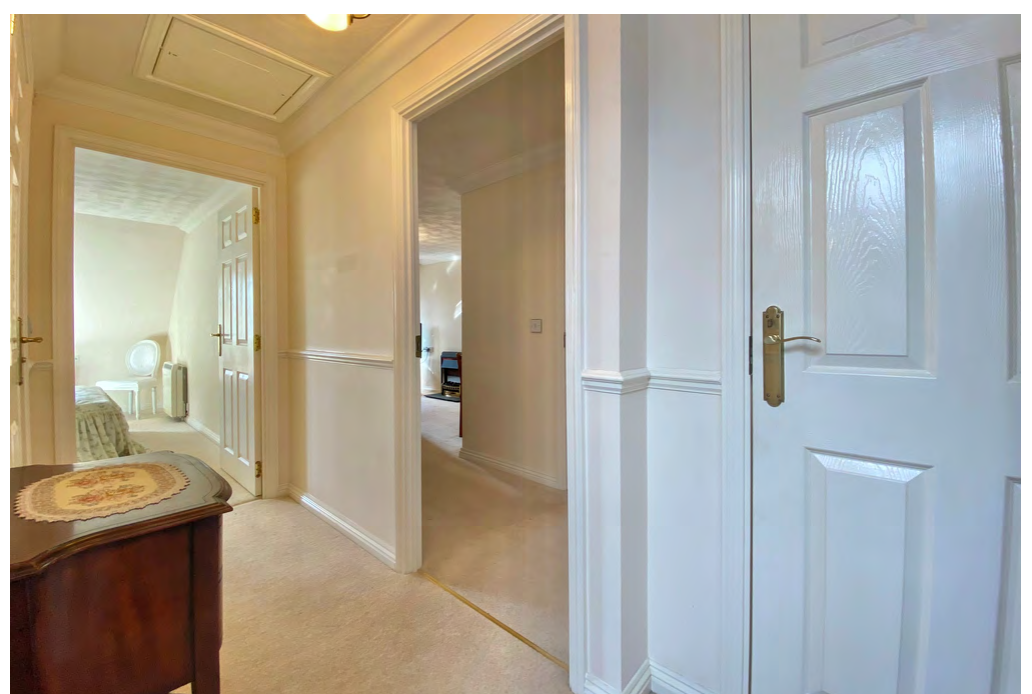
Notes: Stevenson Lodge requires at least one apartment owner to be over the age of 60 with any second owner over the age of 55.

Council Tax Band: C



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



About the Location

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.

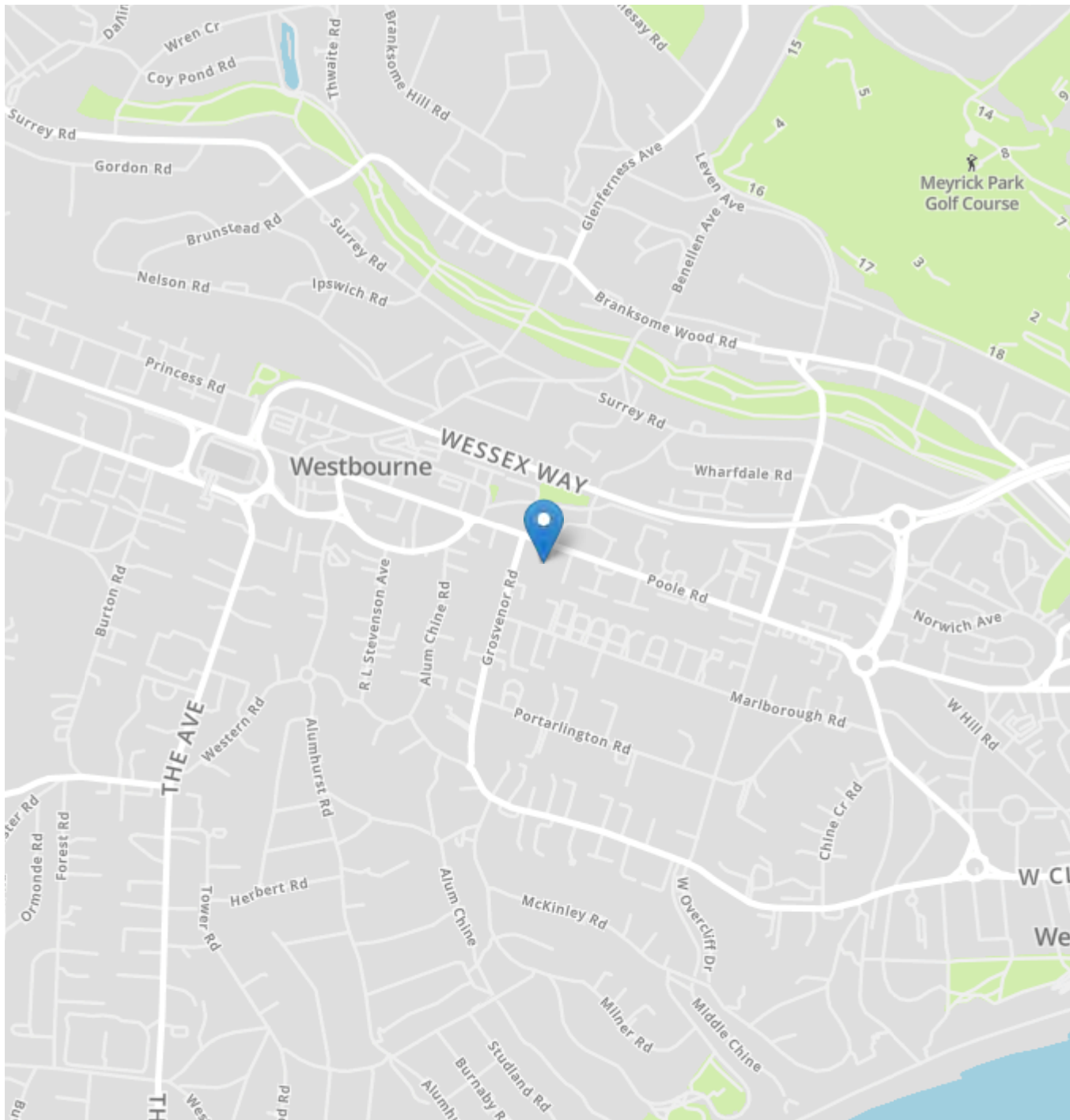



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 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 nearly 30 years.



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

IMPORTANT NOTICE

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.

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