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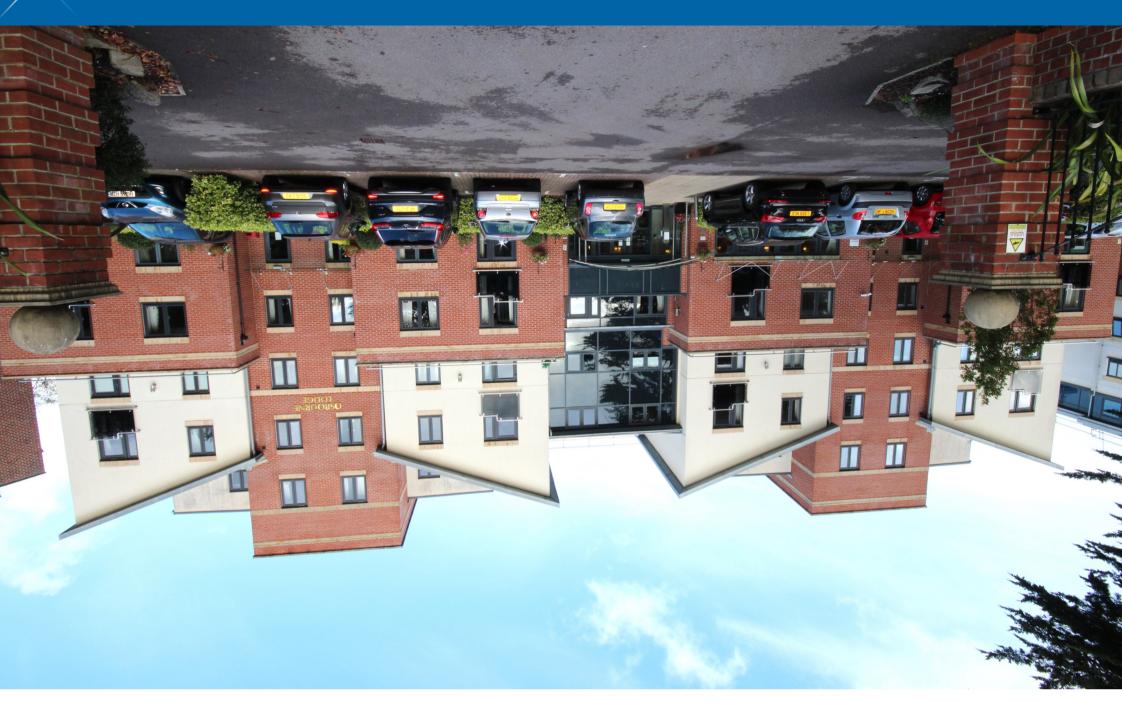
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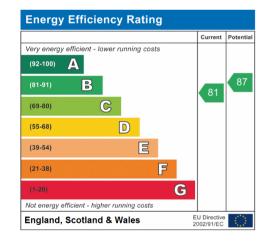
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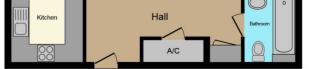
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Floor Plan Floor area 96.5 sq.m. (1,039 sq.ft.) approx

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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 21 Osbourne Lodge 4 Poole Road, BOURNEMOUTH BH2 5QA

£250,000

The Property

Offered for sale with no forward chain is this extremely generously proportioned two bedroom apartment located in this popular retirement complex. The apartment occupies a first floor position and affords well presented accommodation to include entrance hall with storage, 23' lounge/dining room with access to Juliet balcony, two very good size bedrooms with bedroom one having an en-suite shower room, and further bathroom. The development benefits from many onsite facilities as detailed in our write up, viewing is recommended.

COMMUNAL ENTRANCE HALL

Stairs and lift service all floors, the apartment is situated on the first floor.

ENTRANCE HALL

Two storage cupboards.

LOUNGE/DINING ROOM

23' 6" x 10' 4" (7.16m x 3.15m) Door to Juliet balcony, electric heater.

KITCHEN

Fitted with a range of both wall mounted and base units with work surfaces over, tiled splashbacks, built-in oven and four ring electric hob with extractor hood over, fridge and freezer.

BATHROOM

Suite comprising bath with shower screen, wash hand basin with vanity unit and low level w.c. Chrome towel rail.

RESIDENTS 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 fully equipped laundry room.

GUEST SUITE

Subject to availability.

Ideally located on Poole Road which is well placed for access to both Westbourne and Bournemouth as well as bus services which operate to surrounding areas. Bournemouth town centre offers a comprehensive range of shopping facilities as well as the beautifully tended Gardens which lead directly to the beach, and Westbourne offers a more varied mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

BEDROOM ONE

18' 1" \times 9' 1" (5.51m \times 2.77m) Fitted wardrobes, electric heater, front aspect UPVC double glazed window, en-suite shower room.

EN-SUITE SHOWER ROOM

Generous size shower room with large shower cubicle, wash hand basin with vanity unit and low level w.c. Front aspect UPVC double glazed window.

BEDROOM TWO

24' 10" x 9' 3" (7.57m x 2.82m) Front aspect UPVC double glazed window, electric heater.

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 - 125 years from 2011 Service Charge - £5,060.14 per annum Ground Rent - £656.08 per annum

COUNCIL TAX - BAND D