



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	87
(69-80) C			
(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

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

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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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.

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.

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.

BEDROOM ONE

18' 1" x 9' 1" (5.51m x 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.

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.

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