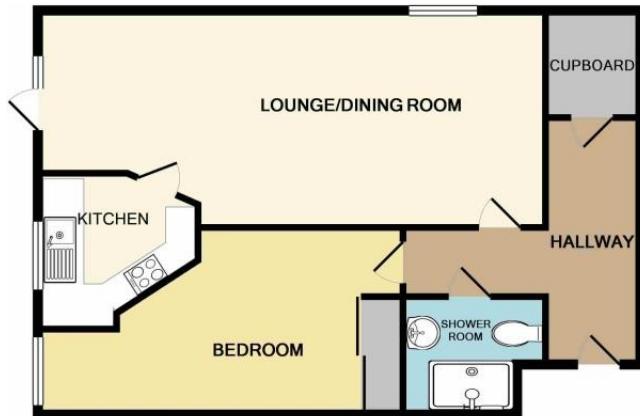




FLAT 2, STEVENSON LODGE 39 POOLE ROAD, WESTBOURNE BH4 9DH

£175,000

- RETIREMENT APARTMENT
- LOUNGE WITH DIRECT ACCESS TO GARDENS
- CENTRAL WESTBOURNE LOCATION
- GROUND FLOOR
- SHOWER ROOM
- NO FORWARD CHAIN



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2018

Ideally positioned within level walking distance of Westbourne, this well presented one bedroom apartment is offered for sale with no forward chain. Situated on the ground floor with direct access to the south facing communal gardens, this home further benefits from a 25' lounge/dining room, fitted kitchen and shower room.

#### ENTRANCE HALL

Large storage cupboard.

#### LOUNGE/DINING ROOM

25' 11" x 10' 7" (7.90m x 3.23m) UPVC double glazed door to south facing communal gardens with patio and outlook over grounds, electric storage heater, electric fire.

#### KITCHEN

7' 9" x 7' 7" (2.36m x 2.31m) Fitted with a range of wall and base units with work surfaces over, space for tall standing fridge/freezer, built-in induction hob and oven, double glazed window.

#### BEDROOM

17' 8" maximum x 9' 0" (5.38m x 2.74m) Electric storage heater, built-in wardrobe, UPVC double glazed window.

#### SHOWER ROOM

Shower cubicle, low level w.c. and wash hand basin. Heated towel rail.

#### RESIDENT FACILITIES

On site facilities to include a communal lounge, laundry room and guest suite.

#### PARKING

On a first come, first serve basis.

#### TENURE - LEASEHOLD

Length of Lease - 125 year lease with circa 104 years remaining

Maintenance - £3,200.00 per annum

Ground Rent - £385.00 per annum

#### COUNCIL TAX - BAND D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	