



OSBOURNE LODGE, POOLE ROAD, BOURNEMOUTH, DORSET, BH2

£160,000 LEASEHOLD

A spacious one bedroom ground floor apartment situated in this very popular retirement development. Situated in an enviable position close to good transport links and local amenities. Offered with vacant possession.

Retirement development | Ground floor | One double bedroom | Large lounge diner | Modern kitchen & bathroom | New carpets throughout | Direct access to a patio | Resident parking | Lodge manager | Many onsite facilities

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks.

The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk



DESCRIPTION

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door leads to an owners' private external entrance.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and freezer. A window allows for light and ventilation.

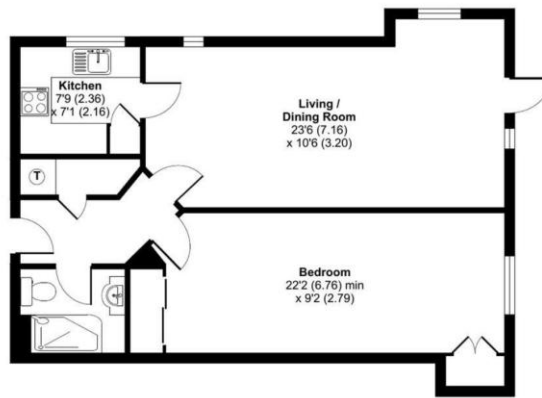
The Bedroom is a good-sized double room with built in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. The Shower Room offers a curved shower cubicle with handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape.

They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager. There is a private owners' car park to the front of the lodge, automatic front doors into the large Owner's Lounge and a fully equipped laundry room.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) measurement standards incorporating Produced for Churchill Estate Agents. REF: 1193878

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

TENURE: Leasehold 110 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2411 per annum

AT A GLANCE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		