



OSBOURNE LODGE, POOLE ROAD, BOURNEMOUTH, BH2

OIEO £275,000 LEASEHOLD

A very well presented and spacious two bedroom first floor apartment which is situated in a very popular age exclusive development set close to good transport links and the shops, bars and restaurants of both Westbourne & Bournemouth with the beach also nearby. Osbourne Lodge has many onsite benefits to include a wonderful communal lounge, laundry room facilities and full time house manager.

Retirement apartment | Two double bedrooms | Large lounge diner | Spacious kitchen | Modern bathroom | Resident parking | Lovely communal gardens | Onsite house manager | Communal lounge

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



DESCRIPTION

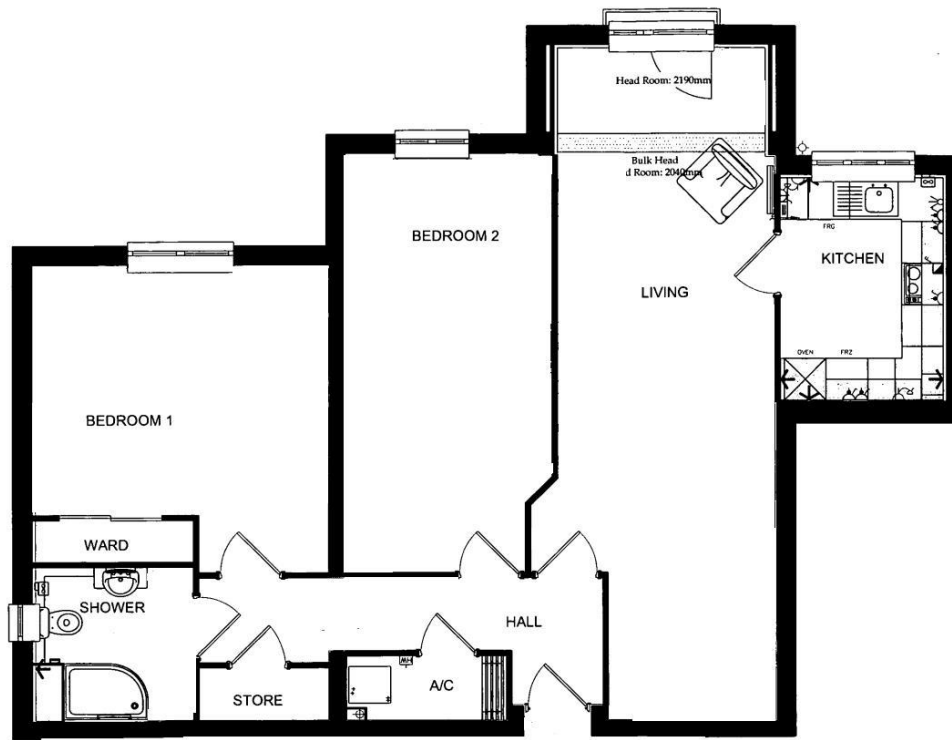
The apartment is situated on the first floor which can be accessed by a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs a length of the apartment, houses two large storage cupboards and doors to principal rooms.

There is a very large lounge diner with views over the communal gardens and a patio door which opens to a Juliet style balcony. There is ample room for a sizeable dining table.

From the lounge a door leads through into the kitchen which is fitted with a range of base & eye level work units with integrated appliances, a mid-level oven and large window overlooking the communal gardens.

There are two very good size double bedrooms, both benefiting from fitted wardrobes and further space for freestanding furniture. The family bathroom is fully tiled and comprises of a suite to include WC, wash hand basin inset to a vanity unit and a double size walk-in cubicle shower.

There are many on-site facilities at Osborne Lodge to include a beautifully presented communal lounge, laundry room which is fitted with top of the range washing machines and tumble dryers for residents use. Elaine the onsite house manager has run the building for 12 years and is in office between 9-5 during the week.



Living	Width 11'-6" [3510] max	Length 31'-9" [9690] max
Kitchen	Width 7'-9" [2365] max	Length 10'-6" [3205] max
Shower Room	Width 7'-5" [2250] max	Length 7'-3" [2205] max
Bedroom 1	Width 13'-8" [4175] max	Length 14'-5" [4395] max
Bedroom 2	Width 9'-6" [2905] max	Length 19'-7" [5970] max

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: D

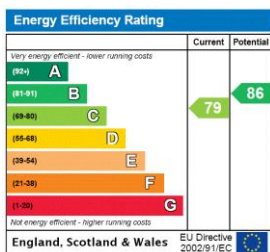
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3500 per annum

AT A GLANCE

- Retirement apartment
- Two double bedrooms
- Large lounge diner
- Spacious kitchen
- Modern bathroom
- Resident parking
- Lovely communal gardens
- Onsite house manager
- Communal lounge



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