



## STEVENSON LODGE, POOLE ROAD, BOURNEMOUTH, DORSET, BH4

### **£119,950 LEASEHOLD**

This well presented one bedroom ground floor retirement apartment is situated just a short level walk from the popular shops bars and restaurants in Westbourne and being close to good travel connections and the beach.

Retirement apartment | Ground floor | One double bedroom | Lounge diner | Excellent storage | Resident parking | House manager & communal facilities

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 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

Stevenson Lodge is a very popular retirement development situated just a short level walk away from Westbourne. Onsite facilities include a communal lounge, house manager and laundry room.

The apartment is situated on the ground floor which is accessed via well-presented communal hallways. A private front door leads into the hallway which benefits from a large built in storage cupboard.

The lounge is a good size which easily accommodates a dining table and also benefits from a patio door leading out onto beautiful communal gardens. The kitchen is located off the lounge and is fitted with a range of base and eye level work units with integrated domestic appliances.

The bedroom is a double room benefiting from built in wardrobes and ample space for further free standing furniture. The shower room is tiled and comprises of a contemporary suite to include WC, wash hand basin and a corner shower.

There is onsite resident parking.



GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*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

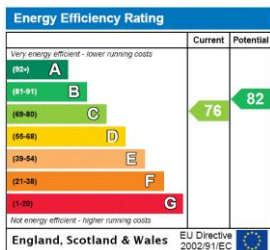
**TENURE:** Leasehold 101 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3347 per annum

## AT A GLANCE

- Retirement apartment
- Ground floor
- One double bedroom
- Lounge diner
- Excellent storage
- Resident parking
- House manager & communal facilities



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