



FLAT 24 DEAN LODGE
17 GRANGE ROAD
BH6 3ND

LEASEHOLD
ASKING PRICE
£170,000

“A first floor, one
bedroom retirement
apartment with
24 hour emergency
careline, residents
lounge, laundry and
communal gardens for
over 60's less than 100
metres to Southbourne
cliff tops”

Winkworth

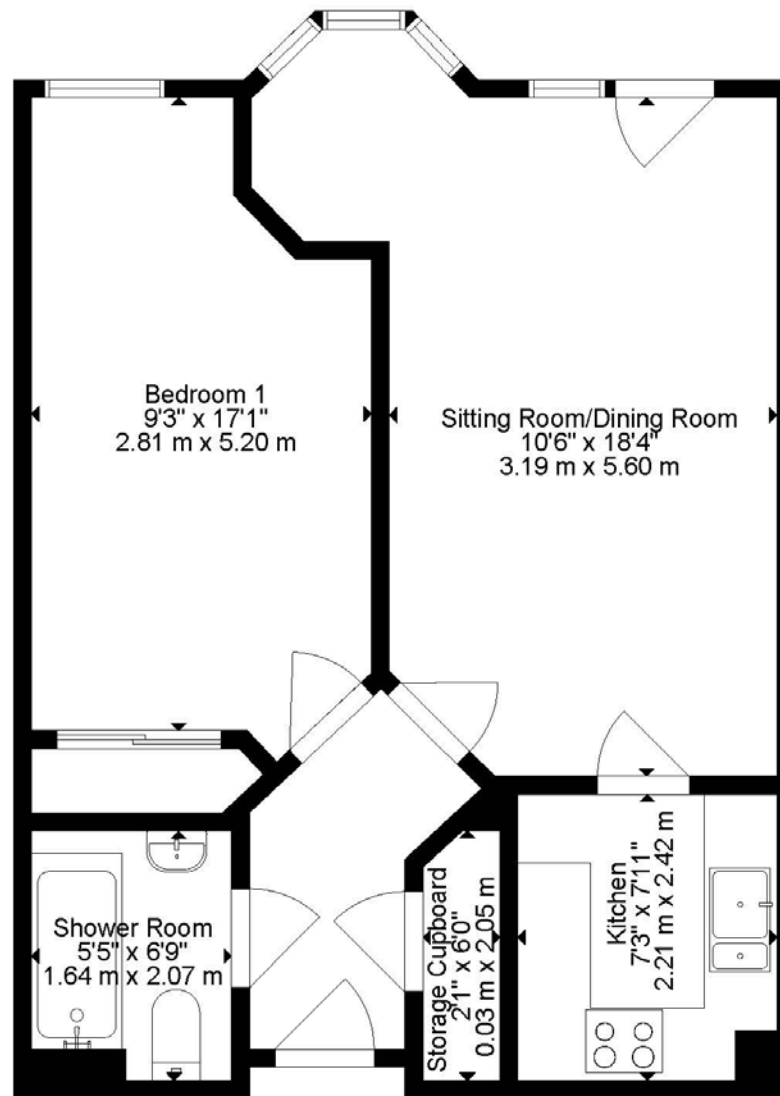
for every step...

ASKING PRICE £170,000

One Double Bedroom
Retirement Apartment
24 Hour Emergency Careline
Modernised Including New Carpets & Flooring, New Oven &
Redecoration Throughout
Laundry Room
Residents Lounge
Off Road Parking
Over 60's

EPC: C | COUNCIL TAX: D | LEASEHOLD 112 YEARS RE-
MAINING | MAINTENANCE £2039.10 P/A | GROUND RENT
£647.98 P/A | NO PETS OR HOLIDAY LETS PERMITTED
01202 434365





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Lori Leon

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Winkworth Southbourne

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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for every step...