



Asking Price £445,000 Leasehold

2 Bedroom, Apartment - Retirement

45, Osbourne Lodge 4 Poole Road, Bournemouth, Dorset, BH2 5QA

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Retirement Property Specialists

Osbourne Lodge

Osbourne Lodge is Churchill Retirement Living's First Premier Collection Lodge of 54 one and two bedroom retirement apartments in Bournemouth, named after Fanny Vandergrift Osbourne, wife of the novelist Robert Louis Stevenson. Bournemouth is renowned for its 7 miles of Blue-Flag award winning beaches with stunning views if the Isle of Wight and the Purbecks. Bournemouth Town Centre has an eclectic mix of shops, boutiques, restaurants, cafes and coffee shops with the new BH2 centre on the edge of the town's beautiful Victorian lower gardens. The Bournemouth International Centre and Pavilion Theatre offer a range of entertainment from large music concerts to opera and ballet performances. During the summer, Bournemouth Pier is a great place to watch the weekly fireworks and the beach front plays host to the yearly Air Festival. The lodge is in the perfect location with the town centre, sea front and Westbourne all within 5 minutes.

The Lodge is in the perfect place for transport with a bus stop right outside. Bournemouth train station has direct links to London Waterloo and Manchester and Bournemouth International Airport is less than 8 miles away. For journeys by road, the Wessex Way just a few hundred yards away and leads onto the Motorway network.

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 Retirement 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.

Osbourne Lodge has been designed with safety and security at the forefront. The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Osbourne Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Osbourne Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

DRAFT PARTICULARS - awaiting verification from the Sellers

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, two bathroom premier third floor apartment, convenient for the lift and stairs. The property is one of the larger two bedroom apartments and is presented in good decorative order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. There is also a Dining Room.

The Kitchen is accessed via the Dining Room 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 a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The En Suite Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Bedroom Two is another good size room with a built in mirrored wardrobe and space for additional furniture.

The Bathroom offers a bath with overhead shower, a screen, handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are three useful storage cupboards located in the hallway.



Features

- Large two bedroom, two bathroom third floor retirement apartment
- En Suite to Bedroom One
- Good decorative order
- Convenient for lift and stairs
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners' private car park
- 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 Retirement Living developments across the country.



Key Information

Service charge (Year ending 31st May 2024):
£4,283.09 per annum.

Ground rent: £656.08 per annum. To be reviewed in
November 2025

Council Tax: Band D

125 year Lease commencing 2011

Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management.

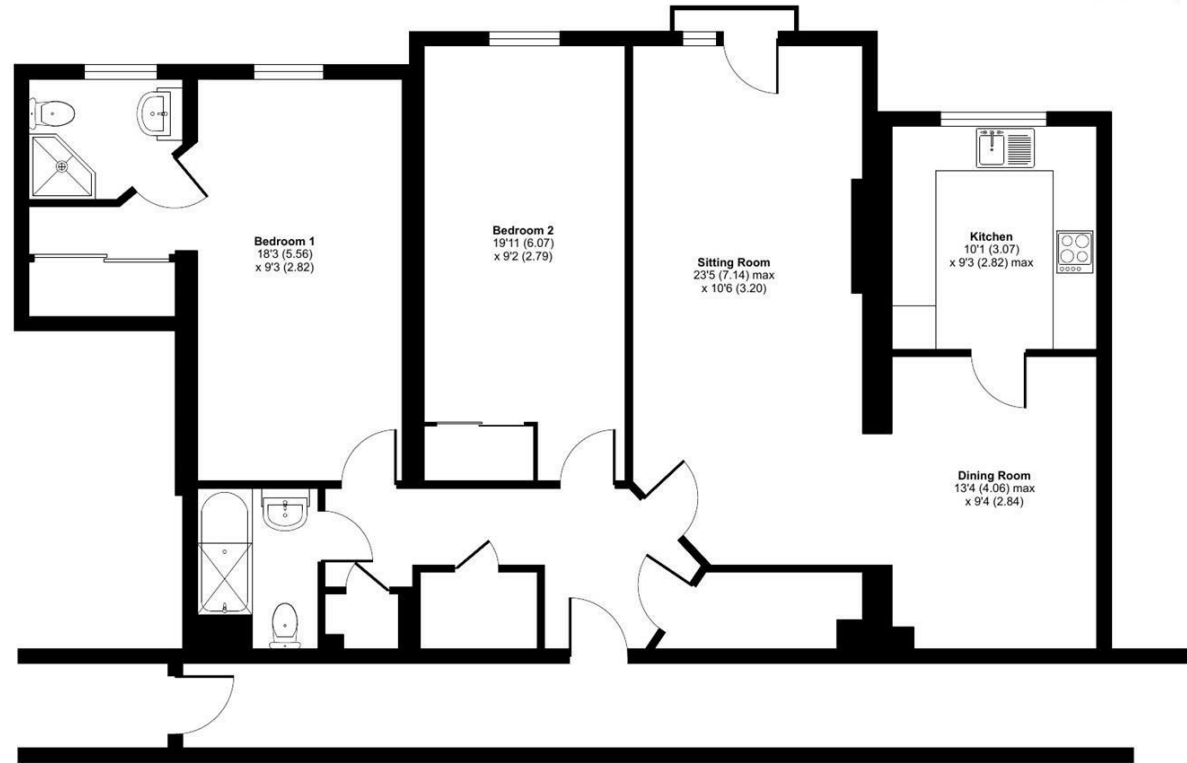
Service charges include: Careline system, buildings
insurance, water and sewerage rates, communal
cleaning, utilities and maintenance, garden
maintenance, lift maintenance, lodge manager and a
contribution to the contingency fund.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Churchill Estate Agents. REF: 1109837

Approximate Area = 1156 sq ft / 107.3 sq m
For identification only - Not to scale



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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