



£1,250 Per Calendar Month

1 Bedroom, Apartment - Retirement

35 Osbourne Lodge Poole Road, Bournemouth, BH2 5QA

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35 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 of 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 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.



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Property Overview

****RETIREMENT APARTMENT FOR THOSE OVER 60 YEARS OF AGE**** Situated in a highly convenient position overlooking the gardens lies this well presented one bedroom second floor apartment.

The Lounge offers ample space for living and dining room furniture. There is an outlook over the communal gardens and a feature electric fireplace with attractive surround.

The Kitchen, which is accessed via the Lounge, offers fantastic storage and a range of built in appliances. There is a window providing light and ventilation.

The double Bedroom has built in wardrobes and plenty of space for additional bedroom furniture if required.

The Shower room has a walk in shower cubicle, WC and a wash hand basin with vanity unit.

Perfectly complementing the apartment is a storage cupboard, which is located in the hallway.



Features

- ****OVER 60 YEARS ONLY****
- Retirement Living Apartment
- One Bedroom 2nd Floor apartment
- 24 hour Careline system for safety and security
- New carpets to be fitted
- Lodge Manager available 5 days a week
- Large landscaped gardens
- Great location close to the town centre & excellent transport links
- Rent includes WATER & SEWERAGE RATES & CARE LINE SYSTEM
- Pets considered



Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax Band D

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 - THESE ARE PAID BY THE LANDLORD.

Security Deposit

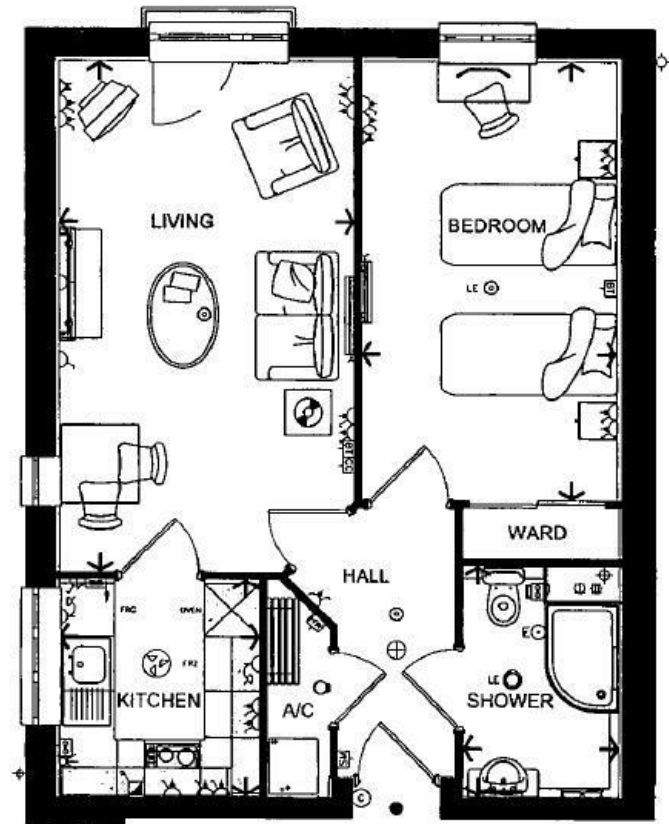
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: C



Living	Width	10'-7" [3215]	max	Length	18'-6" [5630]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-7" [1695]	max	Length	8'-4" [2540]	max
Bedroom	Width	9'-1" [2775]	max	Length	15'-10" [4825]	max
← 7'-8" [2325] →		Arrows denote measurement distances				

APARTMENT AREA	
48.93	m sq.
526.68	ft sq.

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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