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**Asking Price £120,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

10, Avon Lodge Southbourne Road, Bournemouth, Dorset, BH6 5FD

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**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists

# Avon Lodge

Southbourne is perfectly situated for quick and easy access into Bournemouth Town Centre, Christchurch, Hengistbury Head and The New Forest. Local transport is excellent with regular buses, Pokesdown railway station nearby with direct links into London Waterloo and Bournemouth International Airport just a few miles away for trips further afield.

Avon Lodge's 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 and fish & chip lunches.

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 Living developments across the country. Prices are available from the Lodge Manager.

Avon 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. 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.

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

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



# Property Overview

**\*\*ONE BEDROOM GROUND FLOOR  
RETIREMENT APARTMENT WITH PATIO\*\***

**\*\*SOUTH WESTERLY FACING\*\***

Welcome to Avon Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property is conveniently located near the Owners Lounge and Entrance and is presented in good order throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A french door opens to the owners sunny private patio.

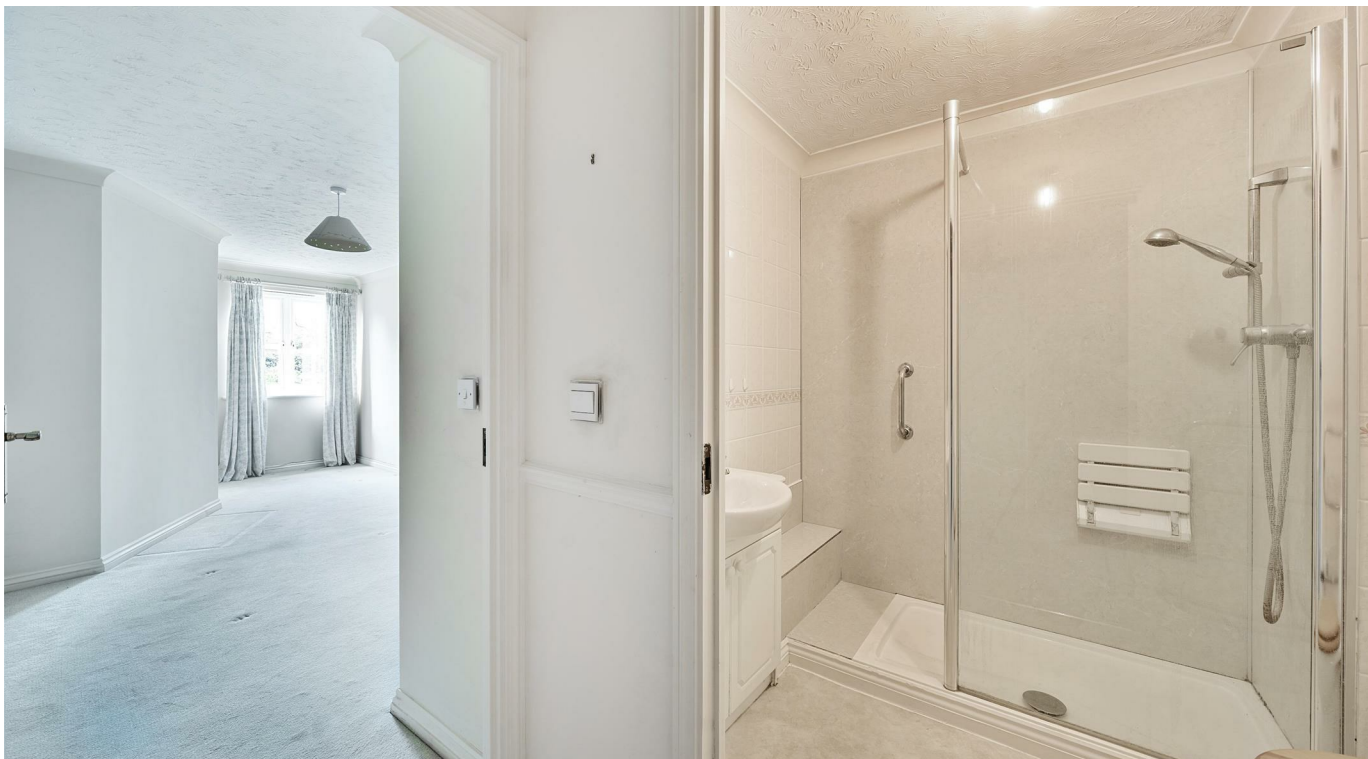
The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, a fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window provides natural light.

The Shower Room offers a walk-in shower with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Avon Lodge!



# Features

- One bedroom ground floor apartment with patio
- South-Westerly facing
- Close to the town centre & excellent transport links
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Lift to all floors
- Buggy store with charging points
- 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 Living developments across the country.



# Key Information

Service Charge (Year ending August 2025) £2,599.93 per annum.

Ground rent £785.47 per annum. The next review date is April 2047.

Council Tax Band C

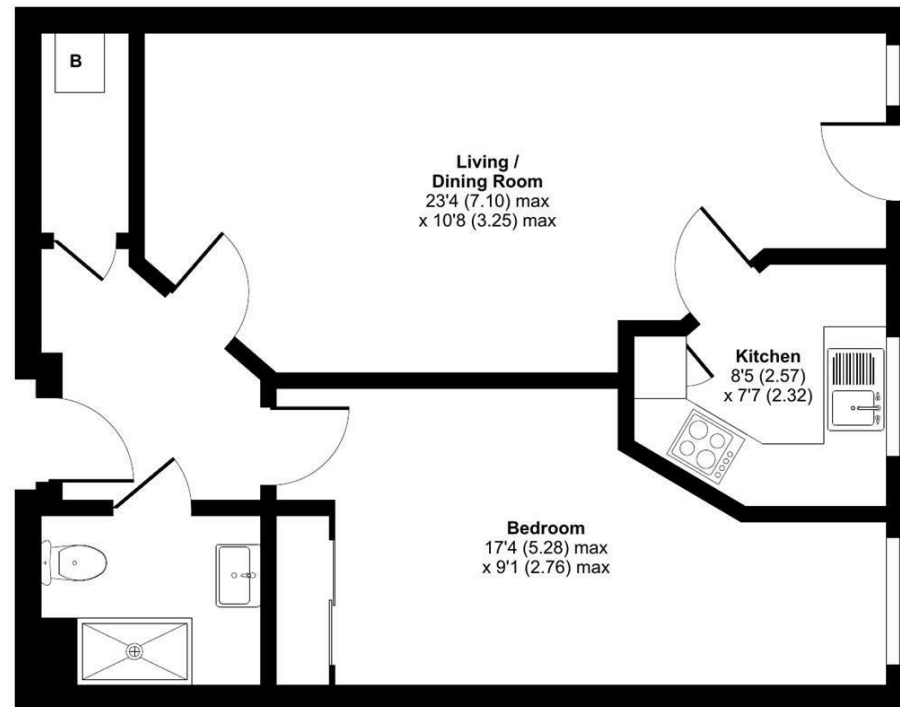
125 year Lease commencing April 2001

Please note there is a no pet policy at this development.

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.

Approximate Area = 543 sq ft / 50.4 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1279641

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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