Asking Price £150,000 Leasehold

1 Bedroom, Apartment - Retirement

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

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Osbourne Lodge

Osbourne Lodge is Churchill 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 the Guest Suites at all Churchill 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 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

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

This delightful one bedroom apartment is conveniently located near the lift and stairs, providing easy access within the development. The property provides views over the communal gardens and is offered with no onward chain.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet balcony and windows provide natural light.

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, dishwasher, washing machine, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double with a built-in mirrored wardrobe. A large window keeps this room bright and airy.

The Shower Room offers a curved shower enclosure with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

Call us today to book your viewing!

Features

- One bedroom second floor apartment with Juliet balcony
- Owners' Lounge & Kitchen with regular social events
- Lodge Manager available 5 days a week
- Great location close to the town centre & excellent transport links
- Owners' private car park
- 24 hour Careline system for safety and security
- Lift to all floors
- Garden views
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service charge (Year ending 31st May 2027): £2,429.89 per annum.

Ground rent: £845.55 per annum. To be reviewed in November 2032.

Council Tax: Band C

125 year Lease commencing 2011

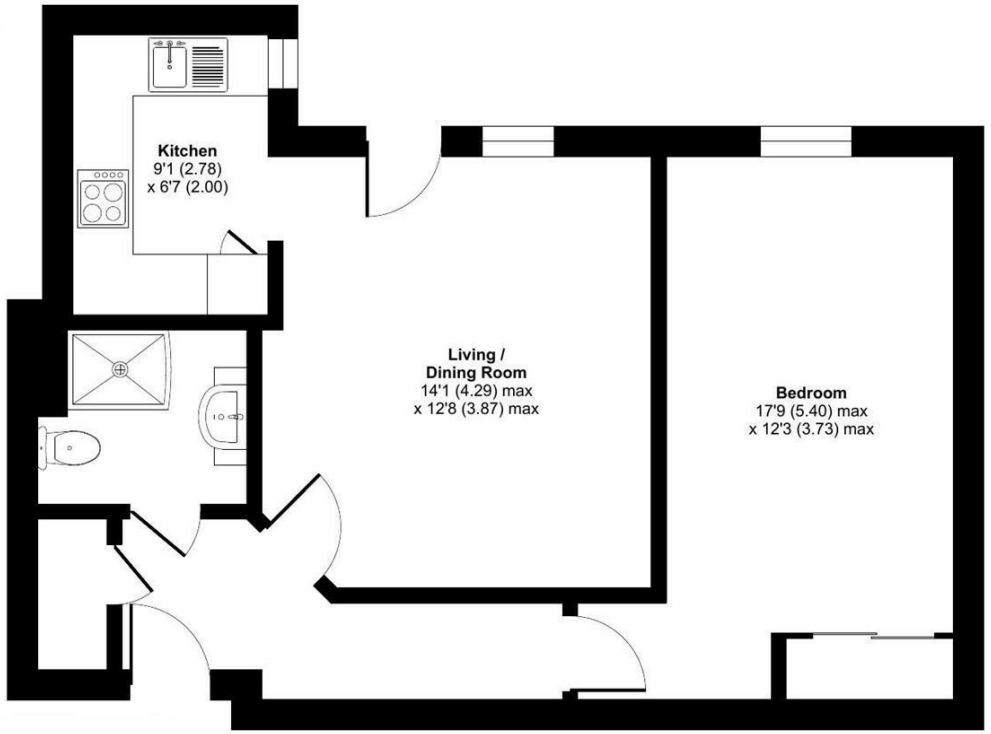
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

EPC Rating: C

Approximate Area = 540 sq ft / 50.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1539609

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.

0800 077 8717

sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists