

A modern and spacious one-bedroom apartment on the second floor of Osbourne Lodge (built in 2013 by Churchill Retirement Living), which is ideally located for Westbourne, Bournemouth Town Centre and travel routes to Poole, Southbourne, Christchurch and beyond.

The well-presented and newly-redesigned accommodation is quietly located at the back of the building and enjoys views over the communal garden. The accommodation is unusually spacious and it offers a 20'0" lounge/diner (with a double-glazed door and Juliet balcony), a modern kitchen with integrated appliances, a modern shower room, a good-sized hallway with two storage cupboards and a large double bedroom, with fitted wardrobe. Other features include a lift, owners' car parking, a communal lounge and kitchen, a communal laundry, a house manager (backed up by a 24-hour Careline system), a security entry system, communal gardens, buggy and bike store, visiting guests' accommodation and remainder of the NHBC warranty.

As a location, Bournemouth has many benefits, including its award-winning beaches, a great selection of shops, restaurants, boutiques and coffee shops, the BH2 complex; Bournemouth Gardens, The Bournemouth International Centre (BIC) and the Pavilion Theatre. Osbourne House is ideally situated between Bournemouth Town Centre and Westbourne. A bus stop is located directly outside the development, which provides easy access to the seafront, the mainline railway station, the local shops and cafes in Westbourne and all of the other local amenities.



A spacious, modern, one-bedroom apartment situated on the second floor of Osbourne Lodge (built in 2013 by Churchill Retirement Living).

20'0" lounge/diner (and double-glazed door with Juliet balcony), modern kitchen with integrated appliances, modern shower room, hallway with two storage cupboards and a large, double bedroom, with fitted wardrobe.

Bus stop directly outside, nearby travel interchange (mainline rail, coach, road and bus) and ideally positioned between Bournemouth Town Centre and Westbourne, close to the seafront.

Ideally located for Westbourne, Bournemouth Town Centre and travel routes to Poole, Southbourne, Christchurch and beyond.

Residents' parking, communal lounge, communal laundry, house manager, Careline system, security entry system, communal gardens, buggy and bike store, guests' accommodation and remainder of the NHBC warranty.

Offered vacant with no forward chain.

ACCOMMODATION

Entrance Via:

Communal front door with security entry phone to entrance lobby, doors to communal lounge, stairs and lift to second floor, front door to:

Hallway:

Coved ceiling, smoke alarm, CareTech alarm control panel (with integrated security entry phone system), Dimplex thermostatic wall panel heater, door to cupboard providing storage (also housing electric consumer unit and meter), further walk in cupboard providing shelving and storage also housing hot water boiler), doors to accommodation.

Lounge/Diner: 20' 0" x 14' 1" (6.09m x 4.29m)

Coved ceiling, UPVC double glazed door with glazed side lights to side aspect and Juliet balcony, two Dimplex thermostatic wall panel heaters, TV point, FM/DAB point, telephone point, door to:

Kitchen: 9' 0" x 6' 8" (2.74m x 2.03m)

Coved ceiling, UPVC double glazed window to rear aspect, extractor fan, wall heater, part tiled walls, range of eye and base level units, roll edged work surfaces, sink/drain, four ring hob with extractor fan over, integrated electric oven, integrated low level fridge, integrated low level freezer.

Shower Room: 6' 11" x 5' 5" (2.11m x 1.65m)

Coved ceiling, fully tiled walls, low level W.C., wash hand basin with storage unit

below and mirror (with shaving/light paint over), chrome ladder towel radiator, glazed shower enclosure with inset mixer shower over, extractor fan.

Communal Facilities:

There is a communal lounge/social area with adjacent kitchen facilities (activities include coffee mornings and games afternoons), laundry room, onsite manager with allocated office, and guest suite (£15 per night for 1 guest and £20 per night for two guests).

Externally:

There is a car park for residents at the front of the building with landscaped borders. To the rear there is a communal buggy and bike store, and landscaped communal gardens including lawn area and a couple of patio area for residents with well stocked flower and plant borders.

Lease Length:

125 years from 1 November 2011.

Service Charge:

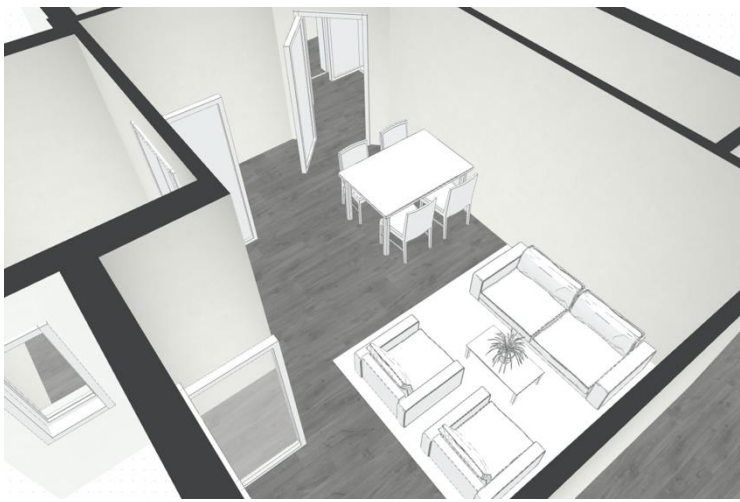
£2,168.64 per year

Includes Careline System, buildings insurance, house manager, water and sewerage rates, communal cleaning, general maintenance, gardening and grounds maintenance, lift maintenance, sinking fund contribution, management fees and general redecoration.

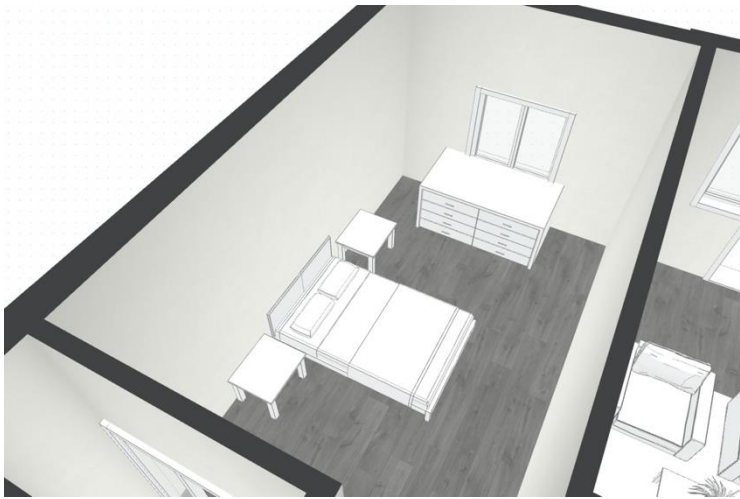
Ground Rent:

£590.48 per year





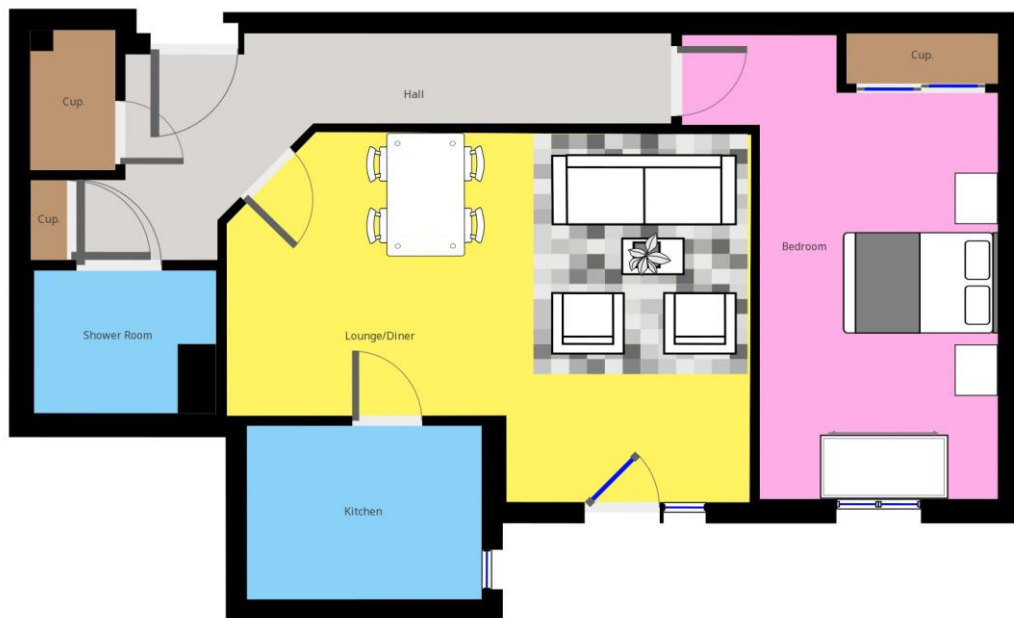
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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Energy Performance Certificate

28 Osborne Lodge
4, Poole Road
BOURNMOUTH
BH2 9QA

Dwelling type: Mid floor flat
Date of assessment: 13 October 2011
Date of certificate: 14 October 2011
Reference number: 9996-3807-6001-0899-4701
Type of assessment: SAP, new dwelling
Total floor area: 82 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

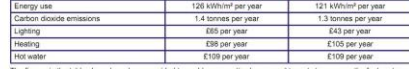
Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	128 kWh/m ² per year	121 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£85 per year	£43 per year
Heating	£38 per year	£105 per year
Hot water	£109 per year	£109 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 912 912 or visit www.energysavingtrust.org.uk