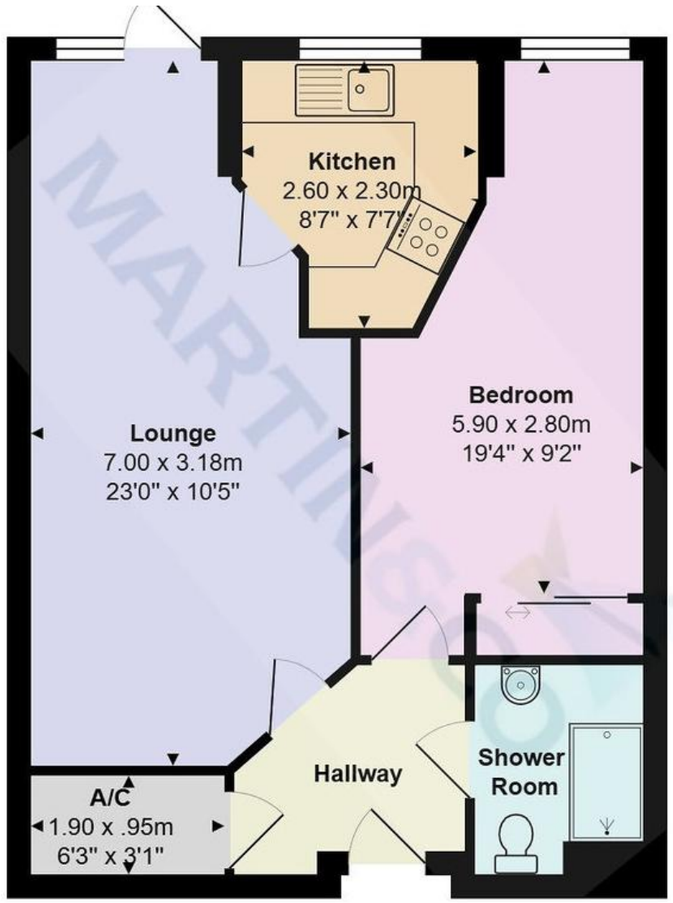
Property Location
Westbourne



Total Area: 48.8 m² ... 525 ft²

All measurements are approximate and for display purposes only

Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

Martin & Co Bournemouth
● 192 Seabourne Road ● Bournemouth ● BH5 2JB
T: 01202559922 ● E: bournemouth@martinco.com

01202559922
http://www.bournemouth.martinco.com

Stevenson Lodge, 39 Poole Road

Asking Price Of £94,950

Ground Floor Apartment

One Bedroom

Retirement Block

Access To Patio

Spacious Living/Diner

Double Bedroom

Fitted Wardrobes

Resident Parking Onsite

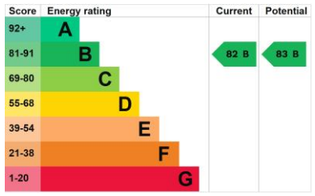
Communal Gardens

Communal Lounge And Facilities

Exclusively For The over 55s

Large Walk In Shower

Close To Shops And Transport



Why you'll like it

This attractive ground floor, one-bedroom retirement apartment provides a comfortable, low-maintenance lifestyle within a well-regarded and carefully maintained development for residents aged 55 and over. Conveniently positioned near local shops, public transport, and community facilities, it offers a secure and welcoming environment for those wishing to enjoy their retirement years.

The property is arranged on a single level and boasts a bright, airy lounge/dining area with a large French door with patio access that floods the space with natural light. There is ample room for both seating and dining, while the adjoining kitchen is fitted with appliances.

The spacious double bedroom benefits from built-in wardrobes, offering storage. The bathroom features a large shower, wash basin, and W.C. Additional a large hallway cupboard provides further storage solutions.

Being on the ground floor, the apartment is ideal for those who prefer step-free living. Residents also have access to landscaped communal gardens, a friendly residents' lounge, secure entry system, and off-street parking. The development is specifically designed for retirement living, creating a supportive community atmosphere with the reassurance of on-site management services. There is also a dedicated communal laundry rom fitted with top-of-the-range Miele washer-dryers for added convenience.

Agent Notes
Tenure: Leasehold
Remaining Lease: 102 Years
Ground Rent: £385 pa
Service Charge: £3,509.20 pa
Parking: Residence Parking On Site
Tax Band: D
EPC: B

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.