



20, Dean Lodge, 17 Grange Road,  
Southbourne, Bournemouth, Dorset, BH6 3ND

Guide Price **£190,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A great apartment in a popular retirement development!

Dean Lodge is a popular development of apartments for the over 60's (or over 55 if your partner is 60) which was built by Churchill in 2012, the subject apartment can be found on the first-floor floor and offers 'as new' decoration with recently laid carpets and redecoration.

The development is set adjacent to Southbourne's cliff tops and is within striking distance to bus routes and Southbourne Grove which offers a wide array of shopping facilities and eateries.

There are a range of communal/resident facilities which include an on-site house manager, residents lounge, reading area, communal gardens, laundry room, a 'wellness suite' and guest room for visitors which can be booked in advance.

Entering the apartment, the spacious hallway benefits from a good-sized built-in storage cupboard and doors leading to the living room, double bedroom and modern shower room.

The generous lounge/dining room offers a set of UPVC french doors opening up to a Juliette balcony overlooking the car park, a great view for people watching! There is ample space for both living and dining room furniture and a set of glazed doors leads to the modern kitchen.

The kitchen is nicely finished and has been fitted with a range of eye level and base units set above and below the complimenting work surfaces with tiled walls in-between. There is an inset electric hob with extractor fan above, eye level electric oven and

microwave as well as a built-in fridge/freezer. There is also a UPVC window overlooking the car park.

The bedroom makes for very spacious double room with ample space for a double bed or larger. There is a range of built in bedroom furniture and space for further furniture if required.

The fully tiled shower room is tastefully decorated and boasts a walk in shower cubicle, , low level flush WC, heated towel rail and a hand wash basin with vanity unit beneath.

Outside, Dean Lodge is set within very well-maintained communal gardens accessed from the resident's lounge affording seclusion from the road. There is also residents parking adjacent to the main entrance.

A spacious and well-kept apartment which is set in a great location and in a popular block, we truly believe this to be a great opportunity. Please call our sellers chosen sole agents to arrange your viewing today!

COUNCIL TAX BAND: D

TENURE: Leasehold with approx. 115 years remaining.



## KEY POINTS

Popular retirement development

Modern & well presented.

One double bedroom

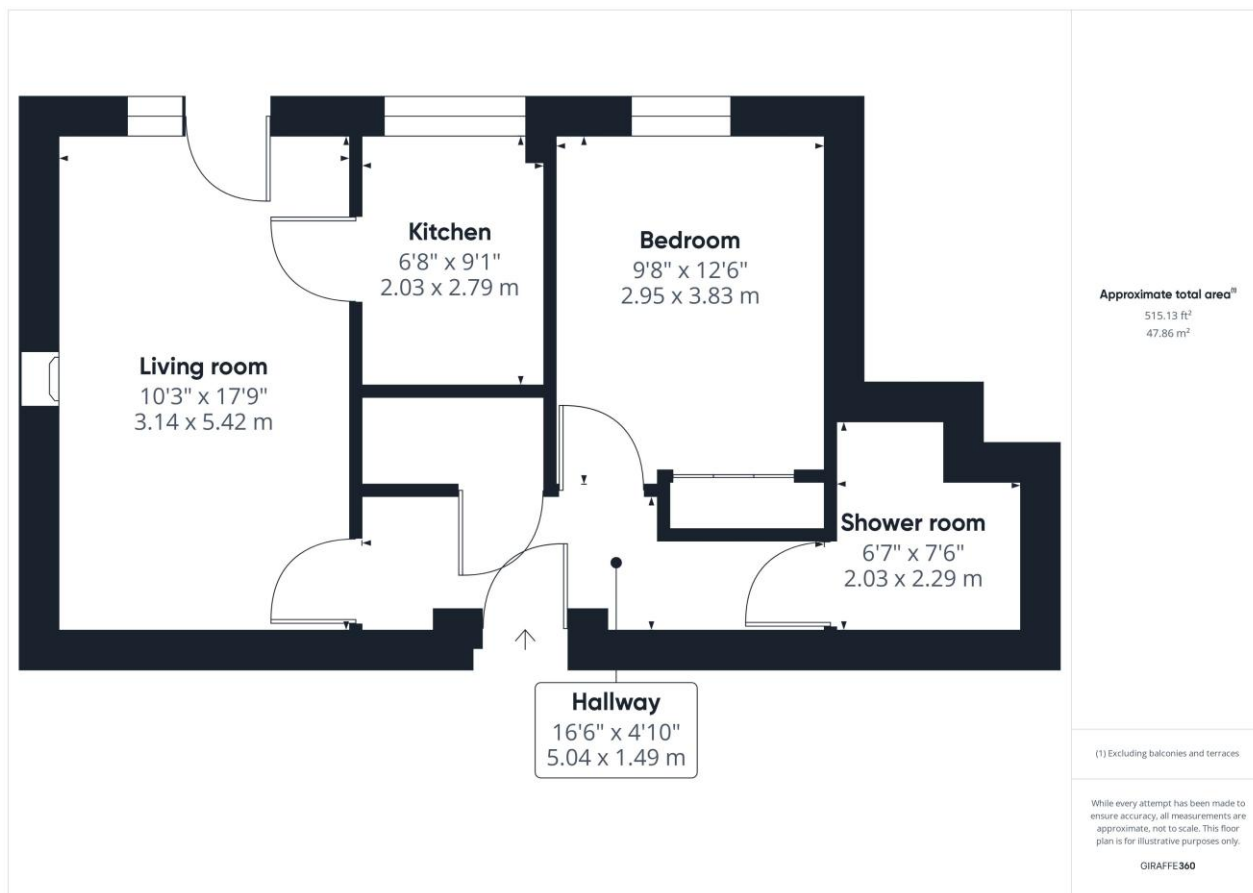
17' Lounge/Diner

Juliette balcony

Residents parking

No onward chain





**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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