



35 Avon Lodge, 62-66 Southbourne Road,
Southbourne, Bournemouth, BH6 5FD

Asking Price **£95,000**



Bedrooms



Living



Shower room



Residents Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A modern and superbly presented retirement home.

A MODERN AND SUPERBLY PRESENTED SECOND FLOOR APARTMENT SET WITHIN A POPULAR RETIREMENT DEVELOPMENT JUST A SHORT WALK FROM SOUTHBOURNE GROVE WITH ITS SHOPPING FACILITIES AND BUS ROUTES.

Avon Lodge is a relatively modern retirement development offering a full range of resident's benefits to include exceptionally well-maintained communal gardens, a resident's lounge, a laundry room, residents parking and house manager. The development is situated in a highly practical position just a short distance from Southbourne Grove, with its array of independent shops, cafes and transport links into Bournemouth, Poole & Christchurch. With the area's associated 7 miles of sandy beaches also just a little further beyond the high street – this development really is very well positioned!

Accessing the block via the main entrance with entry phone system in place, you pass the house manager's office and move into the well-presented communal resident's lounge – ideal for activities and socialising with other resident owners.

As you enter the subject apartment on the second floor, accessed by either lift or stairs, its hallway offers a good size cupboard for storage and has doors leading to all principal rooms with the kitchen located off the living room.

The living space is well proportioned offering space for both sofa suites and a dining room table, as well as other additional living room furniture. The apartment also has the

advantage of being in an elevated position, therefore giving views of the communal gardens to the rear as well as far-reaching views over roof tops towards St Catherines Hill in the distance. Accessed via a glass panelled door in the living room, the kitchen offers eye and base level storage units, an oven and electric hob with extractor over, and space for an up-right fridge/freezer. The bedroom makes for a comfortable double room and is fitted with a double wardrobe with mirrored doors, also benefiting from a pleasant outlook over the communal garden and beyond.

The apartment is serviced by a modern and fully tiled shower room with large shower cubicle, low level w/c and hand wash basin with vanity unit.

Recently redecorated the apartment is immaculate throughout and ready for immediate occupation. We strongly recommend taking the opportunity to view such a fine example of a retirement home, please call us to arrange your internal inspection.

COUNCIL TAX BAND: C
EPC RATING B

THE TENURE: We are informed the property is leasehold with approximately 100 years remaining. Ground rent is currently charged at £785.48 per annum, and maintenance is currently charged at £2598.96. Please note whilst given in good faith this information has not been verified, any interested party should therefore seek confirmation from their legal representative before proceeding.



KEY POINTS

No chain

Immaculate throughout

Modern shower room

Modern kitchen

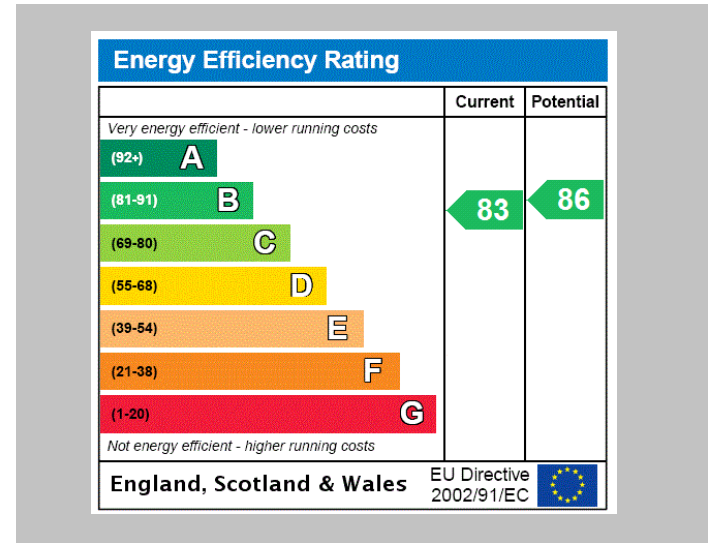
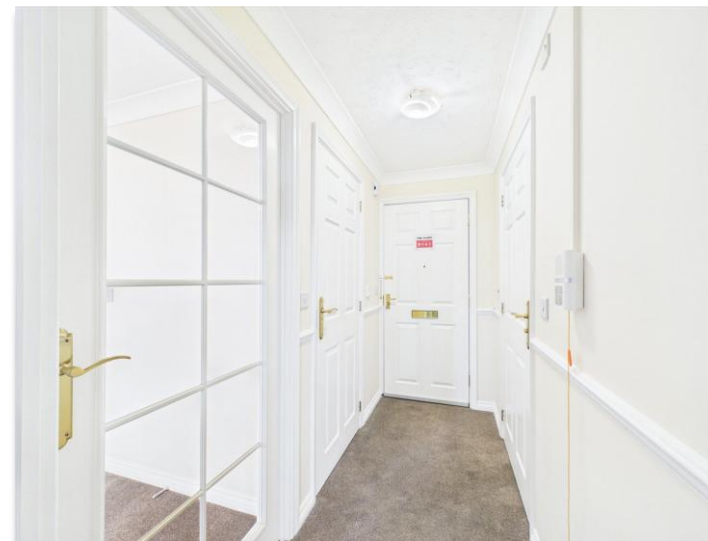
Double bedroom

Residents lounge and facilities



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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