



8 Melton Court, 37 Lindsay Road, Branksome Park, Poole, Dorset BH13 6BH

£195,000 Leasehold

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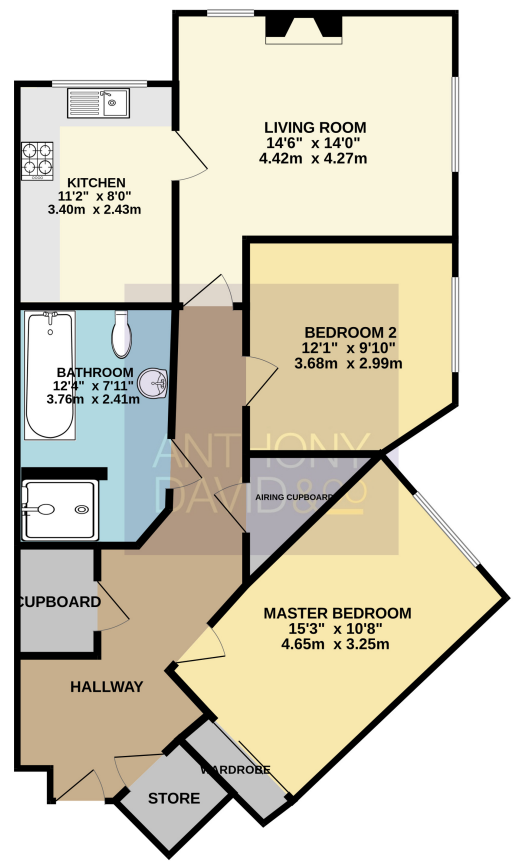
www.anthonydavid.co.uk

01202 677444

A neat and tidy first floor retirement apartment ideally situated in the desirable East wing of Melton Court in Branksome Park being a short distance away from Westbourne Village with its array of bistros, boutiques, shops and amenities. This well run block offers independent living with the reassurance of having staff on site 24 hours a day. The accommodation on offer comprises: lounge with feature fireplace, fitted kitchen, two double bedrooms one with fitted wardrobes and a four piece bathroom suite. Externally the property is set within beautifully tendered communal gardens with seated areas for enjoying the sunshine. There is also residents parking and visitors Parking. COMMUNAL FACILITIES: Owners lounge, dining area and social activities. To name but a few extras there are guest suites, buggy chargers, owners lunch, visitors lunch, handyman service laundry and ironing services are all on site. (at a charge).

**ANTHONY
DAVID & CO**

FIRST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall Doors to

Living Room 14' 6" x 14' 0" (4.42m x 4.27m)

Kitchen 11' 2" x 8' 0" (3.40m x 2.44m)

Bedroom One 15' 3" x 10' 8" (4.65m x 3.25m)

Bedroom Two 12' 1" x 9' 10" (3.68m x 3.00m)

Bathroom 12' 4" x 7' 11" (3.76m x 2.41m)

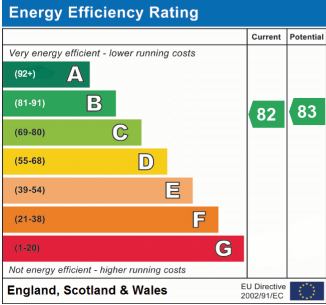
Garden Communal

Parking Residents and visitors

Tenure Leasehold - term to be advised

Service Charge £894.55 per month

Council Tax Band F



Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.