



**HEARNES**

WHERE SERVICE COUNTS

MELTON  
COURT  
AVAILABLE

**Melton Court, Lindsay Road, Poole, Dorset,  
BH13 6BH**



# Melton Court, Lindsay Road, Poole, Dorset, BH13 6BH

## Leasehold Price £185,000

A spacious ground floor double bedroom, purpose built, retirement apartment for the over 65's, with a door out to a rear patio that enjoys the afternoon/evening sunshine. The property is well presented throughout and set in the East Wing of this desirable Melton Court Development. This is a well thought out retirement living complex and includes lovely communal gardens, communal lounge, communal laundry and communal restaurant which serves lunch 7 days a week and staff on site 24hrs a day.

- Well-presented ground floor flat with door to its own patio facing the rear of the building
- Retirement apartment for the over 65's
- Kitchen overlooking the side and fitted with integrated oven, fridge/freezer, electric hob and space for a small breakfast table
- Spacious wet room with walk in double shower
- Spacious double bedroom with built in double wardrobe
- Gas heating via radiators, double glazing and excellent storage cupboards
- Communal parking, visitor parking, entryphone system and lifts servicing all floors
- Staff on site 24hrs a day
- Built in 1996, Melton Court is CQC registered and consists of 90 apartments in 2 buildings, with 44 apartments in the 'East Wing' and 46 in the 'West Wing'
- There are communal lounges in both blocks, subsidised 3 course lunches are served in the dining room from £9 – 7 days a week with waitress service, morning & afternoon teas are also available with no charge
- There are 30 + different activities a week including carpet boules, tapestry class, exercise class, bingo, film evenings, bridge evenings, canine caring, prayer group, desert Island Disc just to mention a few
- Communal laundry service (small charge for use of machine), ironing and buggy charging available

Just along the road is a large Tesco store and Westbourne is ½ a mile away with its range of local cafes, independent shops, restaurants, and bars. Branksome Train Station is also within ½ a mile and Branksome Beach is within 1 ½ miles, which is a beautiful walk through Branksome Chine. Bournemouth Town Centre is within 1½ miles and Poole Town Centre is within 3½ miles.

Term of Lease: 125 years from 1996      No ground rent

Maintenance Charges: Approximately £846.96 Per Calendar Month – this includes building insurance, water, window cleaning, 1 hour housework per week, all staff and maintenance

COUNCIL TAX BAND: C

EPC RATE: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

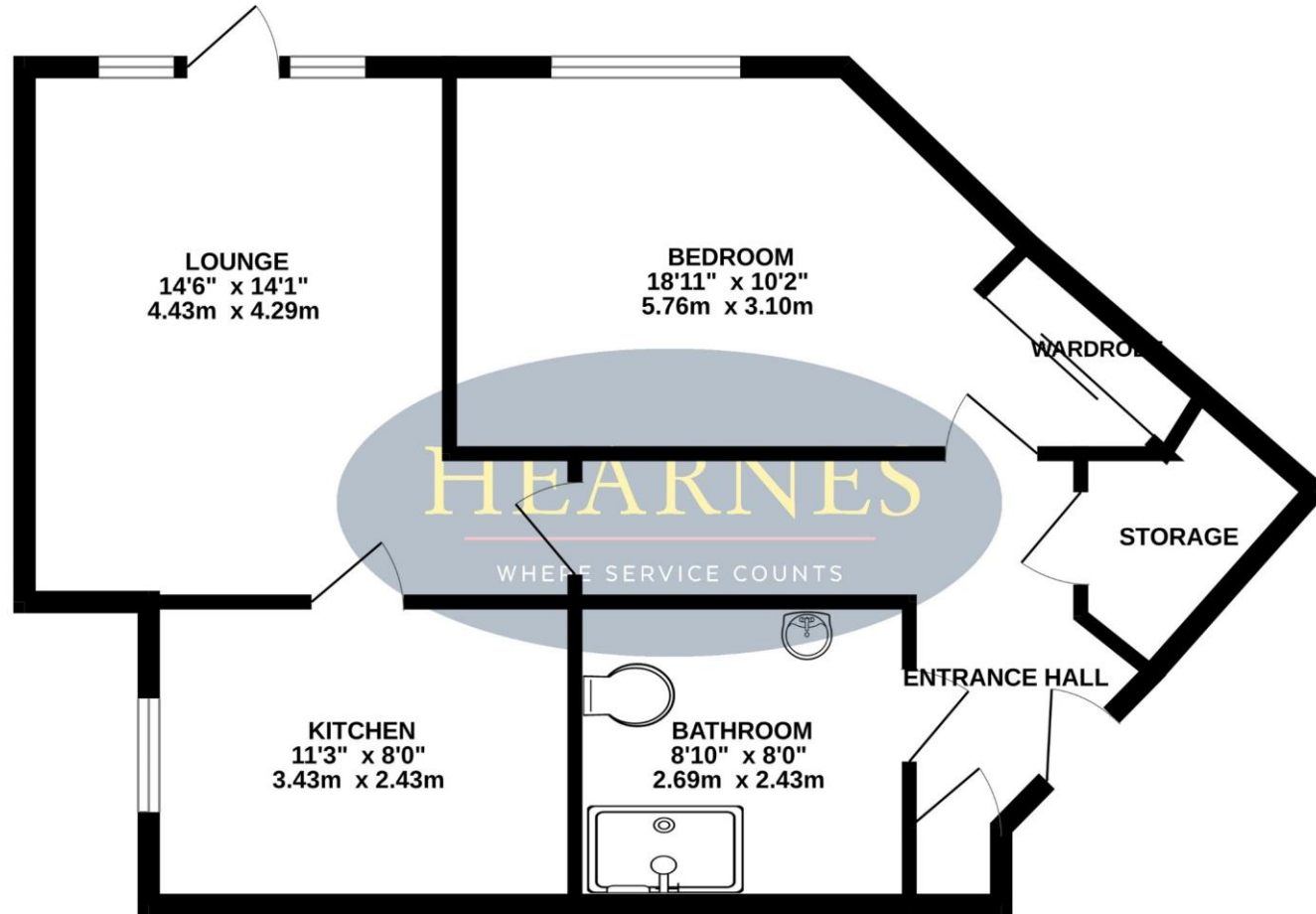








**GROUND FLOOR**  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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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Communal Lounge



Communal areas



Communal dining room





# Westbourne



# Branksome Chine Beach



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