

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

£170,000 Leasehold





Property Summary

Third floor apartment situated in a popular retirement complex in the heart of Branksome Park. Exclusive features include, house manager, communal restaurant and lounge, generous parking on site and no forward chain.



Key Features

- Popular retirement complex (over 65's)
- Sought after Branksome Park location
- One bedroom third floor apartment
- Lit access
- Generous storage
- Communal residents lounge, laundry room and restaurant
- House manager
- Fitted wardrobe
- Residents and visitor parking
- Council tax band E



About the Property

Upon entering the property you are welcomed by a wide entrance hall with three storage cupboards and access to the principal accommodation. The kitchen has a range of wall mounted cupboards with integrated appliances and fitted breakfast bar. The lounge/diner offers a bright aspect and outlook onto the rear of the block.

There is one double bedroom which benefits from a fitted wardrobe. The bathroom completes the accommodation and is a generous size with walk in shower and separate bath.

Melton Court offers a range of facilities including residents lounge, laundry room and restaurant. There are staff on site 24 hours a day and a house manager. The communal gardens wrap around the building and are extremely well maintained, the parking is situated to the rear with several resident spaces with additional visitor parking.

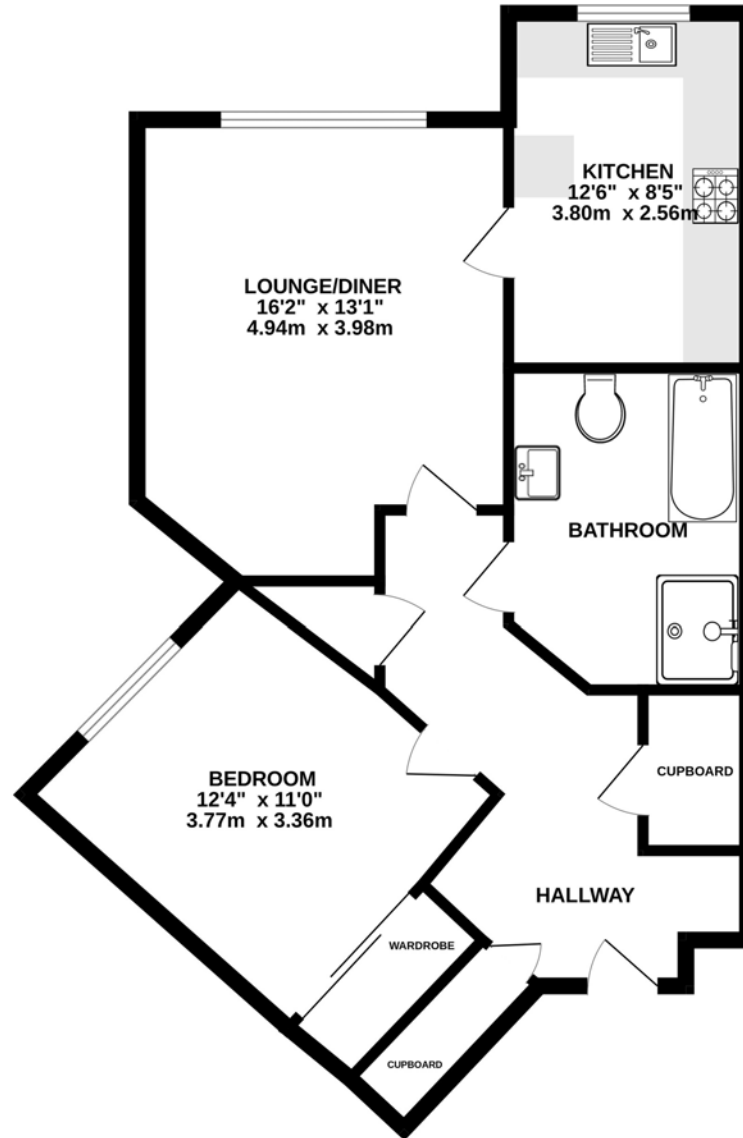
Tenure: Leasehold

Lease Length: 125 years from 1997

Service Charge: £725.41 per month which includes water and sewage, up keep of the building and all maintenance, garden & grounds, window cleaning, 1.5 hrs per week housekeeping assistant, parking, pendants and pull cord system.

We have been advised that pets are permitted.

THIRD FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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About the Location

This most elegant one double bedroom, third floor apartment is set in an exclusive development of two modern contemporary retirement blocks in Melton Court. It is ideally located, being within walking distance from the Tesco superstore. Much of Branksome Park falls within conservation areas, as well as low density housing areas. It is undoubtedly one of the most exclusive enclaves of Poole, know for its luxury houses set in spacious grounds. Westbourne Village and Penn Hill are close at hand. Transport links are excellent, with Branksome Station and local bus routes being close by.

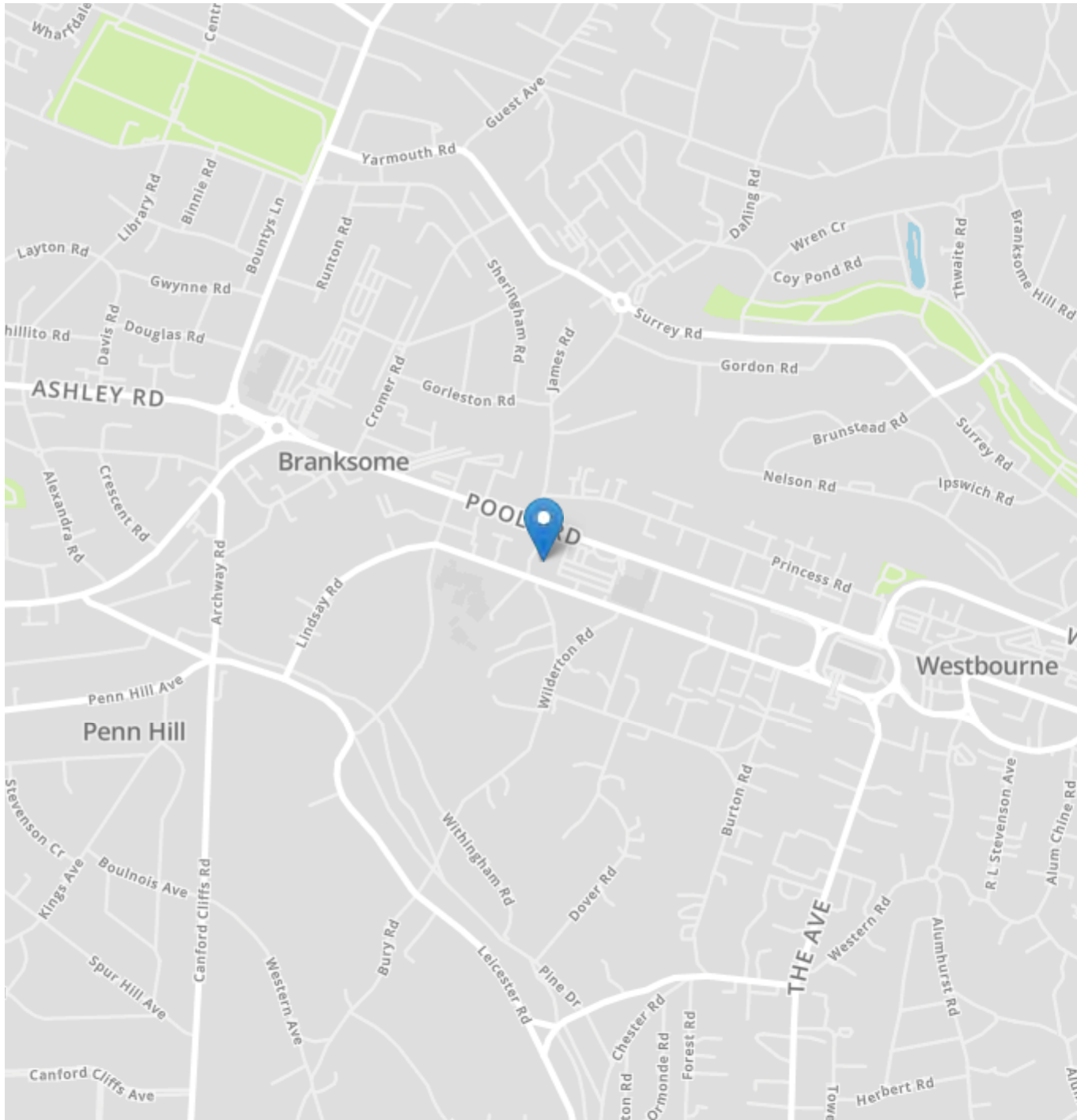



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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