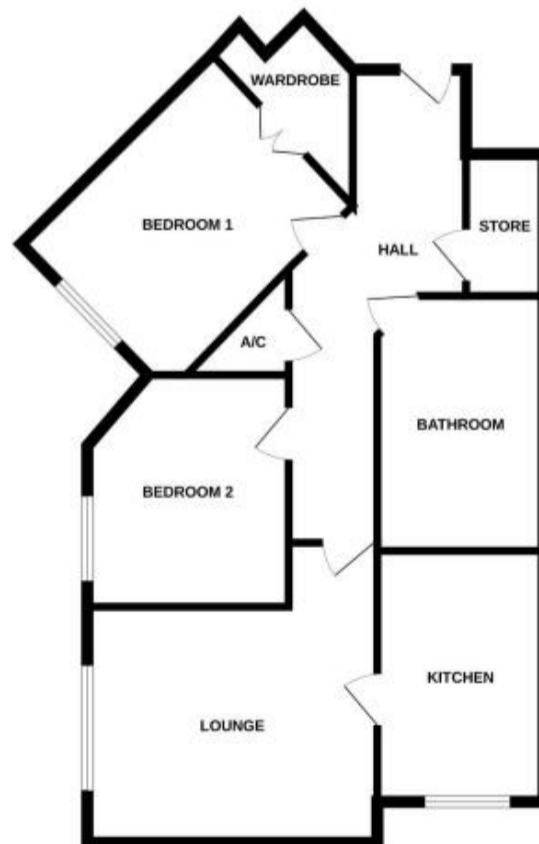


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



MEL90  
TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.  
Made with Metreplan (©2015)



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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 80, Melton Court 37 Lindsay Road, BRANKSOME PARK BH13 6BH

£195,000

### The Property

Brown and Kay are pleased to market this well presented two bedroom apartment located on the fourth floor of this highly desirable retirement development. The home is offered for sale with no forward chain and benefits from a generous lounge, fitted kitchen, two double bedrooms and large bath/shower room. Melton Court offers a high level of retirement living with many benefits to include owners lounge, on site dining, guest suite and 24 hour duty manager.

Melton Court is well positioned with local amenities close to hand to include two supermarkets and Branksome train station. Westbourne village is a short distance away and there you can enjoy the many cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Bus services are also close to hand and operate to surrounding areas including the larger towns of Poole and Bournemouth.

### COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance with stairs or lift to the fourth floor.

### ENTRANCE HALL

Large walk in storage cupboard, shelved storage cupboard, further cupboard for storage.

### LOUNGE

14' 2" x 11' 5" (4.32m x 3.48m) Double glazed window, radiator, fireplace with inset electric fire and matching surround.

### KITCHEN

11' 3" x 8' 2" (3.43m x 2.49m) Double glazed window, range of wall and base units, inset electric hob, matching oven, integrated fridge/freezer, built-in washing machine, wall units, wall mounted Worcester boiler, further cupboard space, radiator.

### BEDROOM ONE

13' 1" x 10' 9" (3.99m x 3.28m) Double glazed window, radiator, large walk-in double wardrobe/dressing area.

### BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m) Double glazed window to the side aspect, radiator.

### BATH & SHOWER ROOM

12' 4" x 8' 0" (3.76m x 2.44m) Excellent size room with panelled bath with mixer taps and hand held shower, low level w.c., wash hand basin, and walk-in shower area with wall mounted shower and useful hand rail. Tiled walls and radiator.

### OUTSIDE

Melton Court occupies well maintained communal grounds with seating areas, well stocked flower and shrub borders.

### AGENTS NOTE

Melton Court offers a high level of service for retirement living. There is an on site Duty Manager 24 hours a day.

### TENURE - LEASEHOLD

Length of Lease - Years remaining to be confirmed  
Maintenance - £707.91 per month

### COUNCIL TAX - BAND F