



**64 Melton Court, 37 Lindsay Road, Branksome  
Park, POOLE BH13 6BH  
O.I.E.O £200,000 Leasehold**





## About the Property

There is a porter phone entry system for the residents privacy and security. The apartment can be accessed by passenger lift or staircase and is located on the second floor. A private front door leads into the spacious entrance hall with all principle rooms leading off. There is a very useful and deep storage cupboard, ideal for cloaks and suitcases, as well as an airing cupboard. The lounge is beautifully bright, with an elegant fireplace. The kitchen has an excellent range of wall and floor mounted storage cupboard, with ample work surfaces above. Built in eye level oven and ceramic hob, with an extractor hood over. There are various integrated appliances and ample room for a breakfast table and chairs.

The apartment has two double bedrooms, with the main bedroom, having the benefit of a fabulous walk in fitted wardrobe, incorporating hanging and shelving space. The bathroom is extremely spacious, and incorporates a walk in shower area with grab rails, a pedestal wash hand basin and WC.

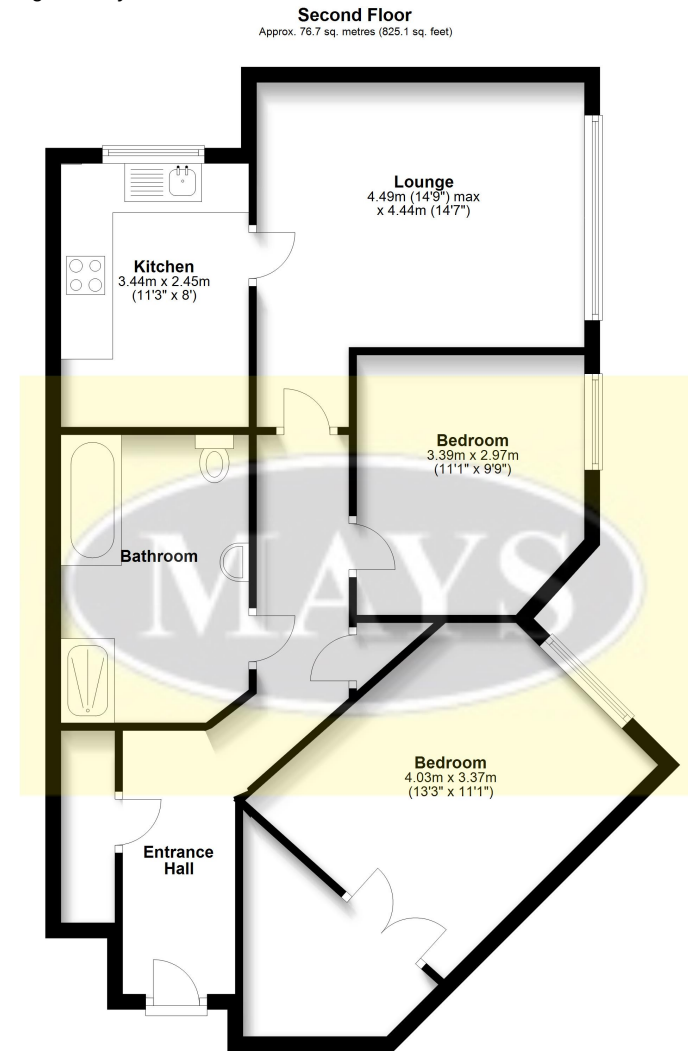
This retirement apartment is ideal for anyone who is 60 years or over, who wants an independent community lifestyle, but with the security of having an 'in house' manager during the week. All residents also have access to a 24 hour health call service. There is a lovely communal restaurant and lounge, as well as a guest suite for friends and family to use. The grounds are beautifully manicured, being mainly laid to lawn, with numerous and well stocked, flower and shrub borders, as well as a scooter mobility storage room. Viewing is highly recommended.

Leasehold - 125 years from 1997

Ground Rent and Service Charge combined - £7,512 per annum Council Tax Band F

## Key Features

- Modern Contemporary Retirement Apartment
- Two Double Bedrooms
- Excellent Size Walk In Shower Room
- Ample Parking
- Residents Restaurant & Lounge Mobility Scooter Storage Facility
- Elegant Lounge Kitchen/Breakfast Room
- Fabulous Storage Space
- Stunning Grounds
- House Manager & 24 Hour Health Call Service



Total area: approx. 76.7 sq. metres (825.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 