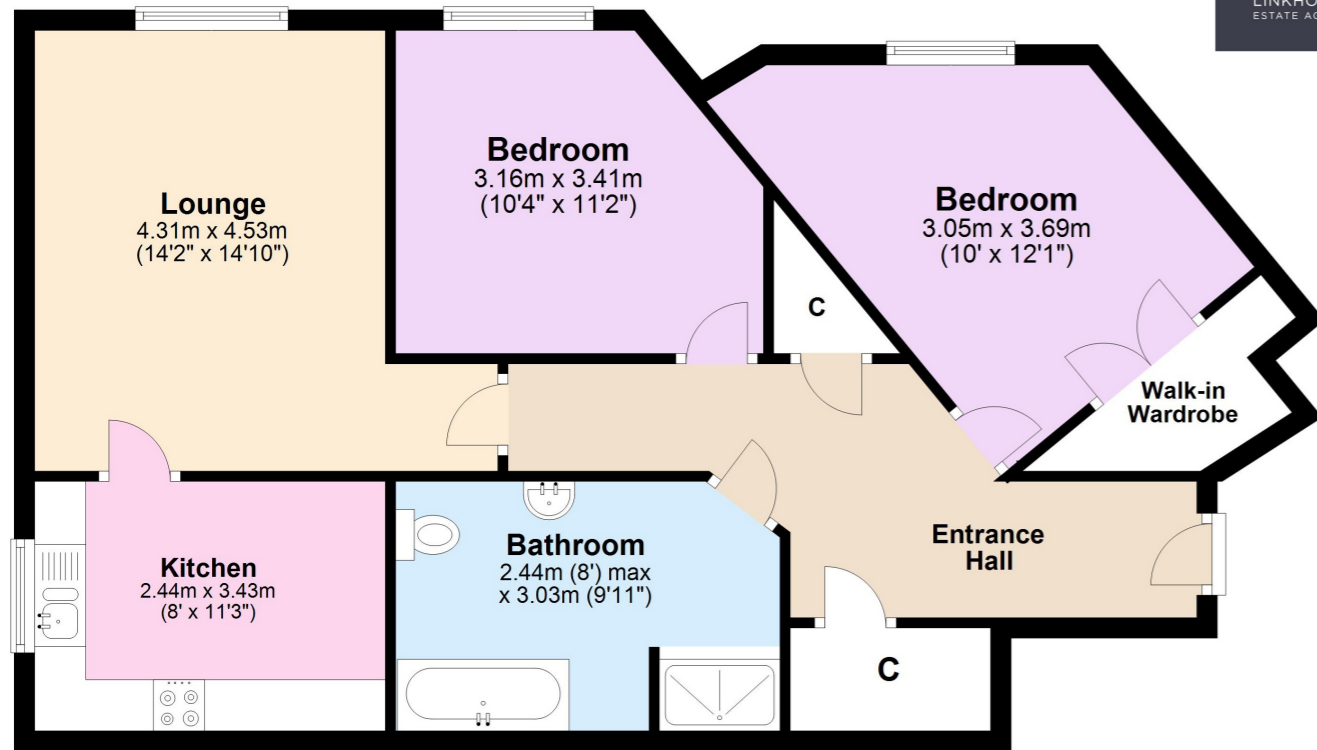




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Total area: approx. 74.6 sq. metres (803.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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

Plan produced using PlanUp.



Flat 78, 37 Melton Court, Lindsay Road, Poole, Dorset, BH13 6BH
Guide Price £185,000

**** WITHIN A FLAT LEVEL WALK TO THE DESIRABLE WESTBOURNE VILLAGE **** Link Homes are delighted to offer this beautifully presented two double bedroom fourth floor retirement apartment situated on the ever-popular Lindsay Road in BH13. The property benefits from a long list of fine features, few of which includes gas central heating, ample storage space, a separate kitchen with an integrated washing machine, a Southerly aspect meaning plenty of natural sunlight, lift access to all floors, a guest suite, communal gardens, parking for both residents and visitors, a walk in wardrobe to bedroom one, a four piece bathroom suite, close to main bus routes, 24 hour ward assisted and over 800 square feet of living accommodation. This assisted living retirement apartment is an absolute must see to fully appreciate what is on offer.

Westbourne has a wide range of attractions such as restaurants, bars, cafes, M&S, the Post Office, pubs, the much-loved Westbourne Arcade and many other convenient attractions. The Westbourne Village and the West Cliff beaches are only half a mile apart and within walking distance. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Branksome railway station to London Waterloo. The Branksome Tesco supermarket is conveniently directly next door to the block.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Fourth Floor

Entrance Hallway

Coved ceiling, ceiling lights, smoke alarm, front door to the side aspect opening onto the communal hallways, carpeted flooring, radiator, emergency pull cord system, airing cupboard, additional cupboard with the consumer unit enclosed and power points.

Living Room

Coved ceiling, ceiling light, wall light, UPVC double glazed windows to the front aspect, carpeted flooring, radiator, feature electric fireplace, emergency pull cord, power points and a television point.



Kitchen

Ceiling light, UPVC double glazed windows to the side aspect, vinyl flooring, part tiled walls, emergency pull cord, wall and base fitted units, integrated long-line fridge freezer, integrated electric oven, enclosed gas meter, four-point electric hob with extractor fan above, one and a half bowl sink with drainer, integrated 'Electrolux' washing machine, wall mounted 'Vaillant' boiler, radiator and power points.



Bedroom One

Coved ceiling, ceiling lights, UPVC double glazed windows to the front aspect, carpeted flooring, radiator, power points, emergency pull cord and a built-in wardrobe which has a ceiling light, fitted shelving and draws and carpeted flooring enclosed.

Bedroom Two

Coved ceiling, ceiling lights, UPVC double glazed windows to the front aspect, carpeted flooring, radiator, power points and an emergency pull cord.



Bathroom

Ceiling light, part tiled walls, extractor fan, panelled bath, a separate electric shower, pedestal sink, toilet, radiator, wall light, wall mounted cupboard with front mirrored doors and a pull cord.



Outside

Gardens

Beautifully kept communal gardens for all residents to use.

Parking

Off road parking space, with visitors spaces.

Agents Notes

Useful Information

Melton Court has been built with a sense of community in mind, with activities for residents in the lounge areas, as well as organised days out. Beautiful gardens for relaxing in or enjoying a little gardening for those with green fingers and a restaurant that offers meals throughout the day, either to enjoy in the dining room or brought to your apartment, for you.

Tenure: Share of freehold.

Lease Length: 125 years from 1st January 1997 (roughly 99 years remaining).

Service Charges: Currently £808.17 per month which includes: Duty Manager on site 24 hours a day, Gardening Costs, Daily checks that you are safe and well, Building maintenance, Building insurance, Redecoration/re-furnishing communal areas, Cleaning of all communal areas, Window cleaning inside and outside, Apartment cleaning 1.5 hours per week.

EPC rating: B

Council Tax Band: F - Approximately £3,102.30 per annum.

Lift: Access to all floors.

Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £5,550

