



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	80
(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	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Flat 39, Melton Court 37 Lindsay Road, BRANKSOME PARK BH13 6BH

£275,000

The Property

Brown and Kay are delighted to offer for sale this well presented two bedroom apartment located in this sought after retirement complex. The home occupies a top (5th) floor position overlooking evergreen trees, and affords generous accommodation - fully carpeted with energy efficient gas central heating throughout, to include a spacious hallway, 14' lounge, well fitted kitchen/breakfast room with appliances, two bedrooms, and a good size bath/wet room. Melton Court is ideally suited for retirement living with many facilities for residents to enjoy such as an on site restaurant, laundry room, lounge and 24/7 assistance if required.

The development is well located for access to local amenities together with bus services and local rail station all close to hand. Westbourne village with its wide and varied range of cafes, bars, restaurants and boutique shops together with the usual high street names, such as Marks and Spencer food hall, is also within reach.

SECURITY ENTRY SYSTEM AND DOORS LEAD TO ENTRANCE FOYER

Stairs or lift to 5th floor.

DOOR TO SPACIOUS ENTRANCE HALL

Spacious entrance with storage cupboard, airing cupboard, further double open storage cupboard.

LOUNGE

14' 10" Max x 14' 1" (4.52m x 4.29m) Double glazed front window, pleasant tree top outlook, radiator.

KITCHEN/BREAKFAST

14' 10" x 14' 1" (4.52m x 4.29m) Double glazed front aspect window, range of built in cupboards and wall units including integrated Neff oven, inset fridge/freezer, washing machine to remain (barely used), range of wall units, wall mounted boiler, space for table and chairs

BEDROOM ONE

13' 0" x 10' 9" To Wardrobe front (3.96m x 3.28m) Double glazed window, mirror fronted double wardrobe, radiator.

BEDROOM TWO

11' 1" x 9' 10" (3.38m x 3.00m) Double glazed window, radiator.

BATHROOM/WET ROOM

12' 3" x 8' 0" (3.73m x 2.44m) Good sized room, bath with hand grip, wash basin, low level WC, walk-in shower/wet room area with newly fitted wall mounted shower, tiled walls.

GROUNDS

Melton Court occupies communal grounds which are laid to lawn with various seating areas and walk ways through the grounds.

PARKING

There are parking spaces available on a 'first come, first serve' basis, with visitor parking also available.

RESIDENT FACILITIES

The development is well suited for retirement living with many events and classes organised, there is an on site restaurant, laundry room and lounge where you can enjoy complimentary tea/coffee in the morning and afternoons.

TENURE

Length of Lease - 125 years which commenced on 01/01/1997, approximately 99 years remaining. Service Charge - Monthly charge of £725.41 (including water). This covers a weekly cleaning visit (to the apartment) and upkeep and maintenance of all communal areas and on call 24/7 assistance.

COUNCIL TAX BAND F