



HEARNES
WHERE SERVICE COUNTS

A very well-presented two double bedroom, third-floor apartment with a southerly aspect, located in the premier Melton Court retirement development—ideally positioned just a short, level walk from the ever-popular Westbourne Village. This particular apartment features pleasant views, excellent storage, a modern fitted kitchen and bath/shower room, along with a primary bedroom benefiting from a walk-in wardrobe. The current owners have also extended the lease to 990 years.

Melton Court is an independent and welcoming retirement living development, offering features such as 24-hour management, emergency warden pull cords in each room, an on-site restaurant, residents' lounges, and weekly apartment cleaning services. The development is set within superbly maintained grounds, with ample resident and guest parking available.

Upon entering the apartment, a wide entrance hall provides generous storage and access to all accommodation. The living room enjoys a southerly outlook, features an electric fire, and offers plenty of space for a dining table. Leading off the living room is a refitted kitchen, complete with attractive contrasting work surfaces and a range of floor and wall-mounted units.

The impressive primary bedroom overlooks the side aspect of the development and benefits from a large walk-in wardrobe. The second bedroom has been enhanced with fitted wardrobes and could also serve perfectly as a separate dining room. Both bedrooms are served by a spacious bathroom, which includes a bath, WC, wash hand basin, and a walk-in shower/wet room area.

The property is offered for sale with no forward chain.

Leasehold: Approx. Remainder of 990 years.

Maintenance: £912.50 per month - to include 1.5 hours of flat cleaning per week and water charges.

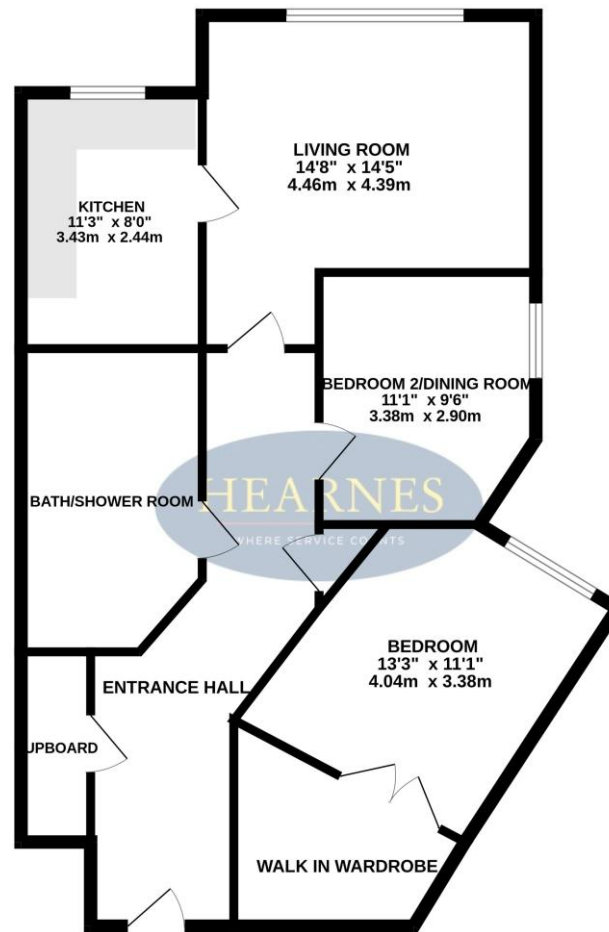
EPC RATING: B

COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



FOURTH FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

