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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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 23 Melton Court 37 Lindsay Road, BRANKSOME PARK BH13 6BH

Offers in Region of £225,000

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 third 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, both with wardrobes and 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 cafe bars, restaurants and boutique shops together with the usual high street names, such as Marks and Spencer food hall, is also within reach.

COMMUNAL ENTRANCE HALL

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

ENTRANCE HALL

Walk-in storage cupboard, further spacious walk-in storage cupboard, cupboard housing shelving for linen storage.

LOUNGE

14' 1" x 11' 6" excluding recess (4.29m x 3.51m) Double glazed window to the front aspect, radiator.

KITCHEN/BREAKFAST ROOM

11' 4" x 8' 0" (3.45m x 2.44m) Double glazed window to the front aspect. Fitted with a range of wall and base units with integrated fridge/freezer, work surface with inset hob and drawers below, unit housing oven, wall mounted boiler, washing machine to remain, radiator, space for table and chairs.

BEDROOM ONE

13' 0" to wardrobe front x 10' 9" (3.96m x 3.28m) Double glazed window, double sliding wardrobe, radiator.

BEDROOM TWO

11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window, range of built-in wardrobes including fitted desk and three drawer unit.

WET ROOM/BATHROOM

12' 3" x 8' 1" (3.73m x 2.46m) Panelled bath, low level w.c., wash hand basin, large walk in shower/wet room area with wall mounted shower, radiator

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.

RESIDENTS 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.

TENURE -

Length of Lease - 125 years which commenced on 01/01/1997, approximately 99 years remaining. Service Charge - Monthly charge of £664.23 (including water). This covers the upkeep and maintenance of all communal areas and on call 24/7 assistance.

COUNCIL TAX - BAND F