## auctions

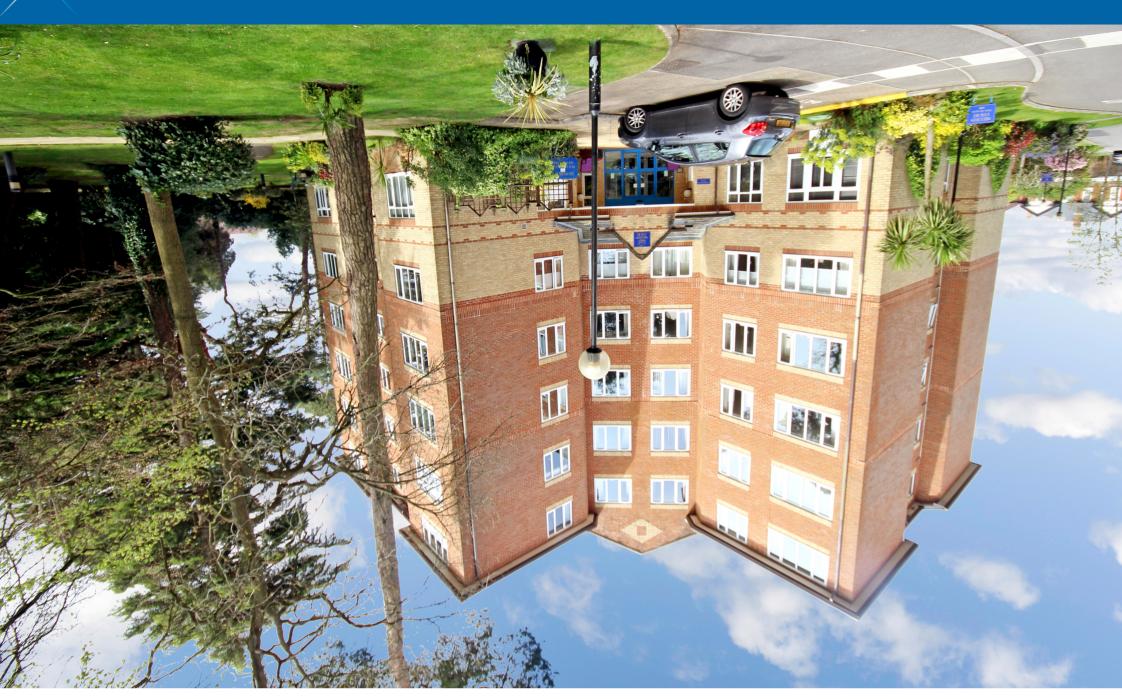
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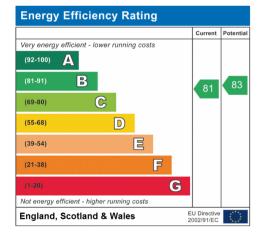
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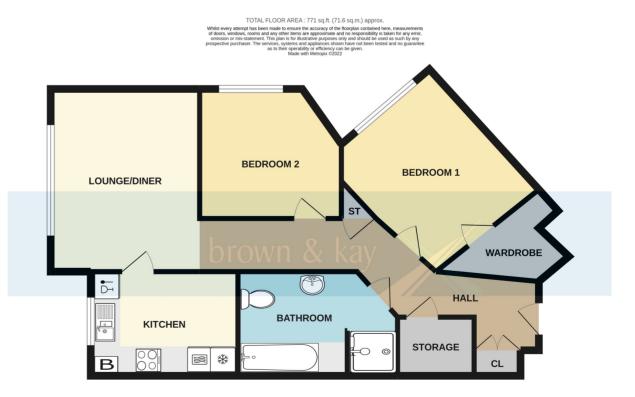
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292

## Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 76 Melton Court, 37 Lindsay Road, BRANKSOME PARK BH13 6BH

## Guide Price £195,000

#### **The Property**

Brown and Kay are pleased to offer this exceptionally spacious two double bedroom retirement apartment situated in this sought after development just yards from amenities. The apartment is offered for sale with no forward chain and benefits from generous kitchen with appliances, full bathroom with separate shower, lounge with pleasant aspect, on site restaurant as well as a residents lounge and laundry room.

Ideally positioned to take advantage of local shopping amenities and bus services together with Branksome rail station. Westbourne Village is within level distance and there you can enjoy a whole range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

#### **COMMUNAL ENTRANCE** Stairs or lift to the fourth floor.

**SPACIOUS ENTRANCE HALL** Storage cupboard, further cupboard with heater.

#### LOUNGE/DINING ROOM

14' 9" max x 14' 0" (4.50m x 4.27m) Double glazed window to the front with a pleasant sunny aspect, feature fireplace with surround.

#### **KITCHEN/BREAKFAST ROOM**

11' 3" x 8' 1" (3.43m x 2.46m) Excellent range of wall and base units with integrated Miele dishwasher, integrated fridge/freezer, Creda cooker, wall mounted units, further units with

#### **BATH/SHOWER ROOM**

12' 4" x 8' 1" (3.76m x 2.46m) Suite comprising panelled bath, low level w.c., pedestal wash hand basin and large walk in shower cubicle with wall mounted shower, tiled walls.

#### FACILITIES

Melton Court benefits from having an on site restaurant, laundry room and lounge for the use of the residents.

#### **COMMUNAL GROUNDS**

Melton Court occupies well tended communal grounds with various seating areas.

#### **TENURE - LEASEHOLD**

glazed display, radiator, double glazed window to the front.

#### **BEDROOM ONE**

13' 2" x 10' 10" (4.01m x 3.30m) Double glazed window with pleasant views, radiator, double opening doors to walk-in wardrobe with hanging and shelving.

#### **BEDROOM TWO**

11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window to the side aspect with pleasant views towards the church, radiator.

Length of Lease -Maintenance & Ground Rent - £644.23 per month

plus £20 per month for the water charge

**COUNCIL TAX - BAND F**