



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 81                      | 83        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**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 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.

**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**

Length of Lease -  
Maintenance & Ground Rent - £644.23 per month plus £20 per month for the water charge

**COUNCIL TAX - BAND F**