

HEARNES

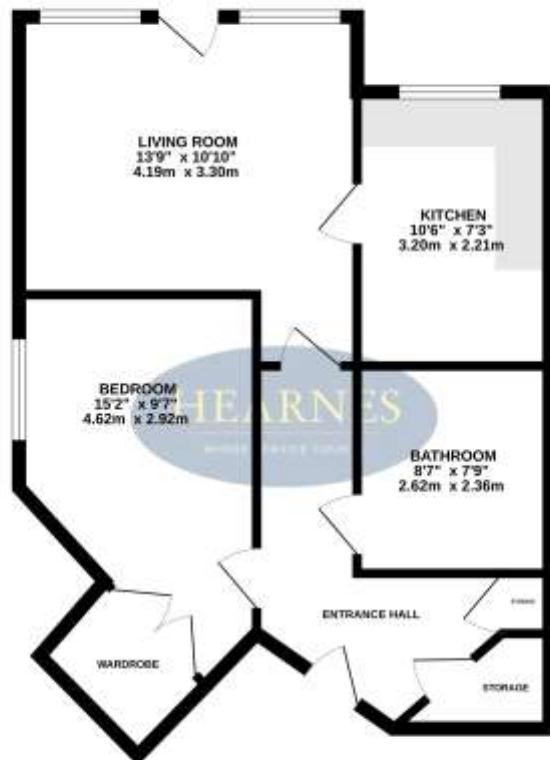
WHERE SERVICE COUNTS



A superbly presented one double bedroom ground floor retirement apartment located in the sought after Melton Court development ideally located within easy reach of local shops, the popular Westbourne Village and main transport links.

The property benefits from being located on the ground floor offering direct access to a patio seating area whilst also being newly decorated throughout. The development has a lovely residents lounge and overnight guest suites for friends and relatives to use.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq ft (90.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan and overall layout, measurements are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions, systems and applications shown have not been tested and are guaranteed as to their operability or efficiency to be given.

For illustrative purposes only - not to scale.

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On entering the apartment a welcoming hallway, with useful storage cupboard, leads into a spacious living room offering a pleasant outlook and access onto the superbly maintained communal gardens. A separate kitchen offers ample floor and wall mounted units complete with a matching work surface and space for kitchen appliances. The apartment's bedroom is a generously sized double room, with built in wardrobe, whilst being served by a modern bathroom.

Externally the property is positioned within superbly maintained communal grounds whilst the development benefits from ample residents and visitors parking.
Leasehold - 97 years remaining on the lease
Service Charge - £846.96 (Approximately) per month

EPC:C COUNCIL TAX BAND: E



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www.hearnes.com

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

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