



**Flat 30 Melton Court, Lindsay Road
Poole, Dorset, BH13 6BH**

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Leasehold Price £250,000

A beautifully presented and spacious 2 double bedroom, purpose built, fourth floor retirement apartment for over 65's, set in the East Wing of this desirable Melton Court Development. The apartment has a sunny aspect and has been updated throughout to include a new kitchen with fitted appliances, new bathroom, new flooring and redecoration. This well thought out retirement living complex includes lovely communal gardens, communal lounge, communal dining room which serves lunch 7 days a week and staff on site 24hrs a day. The apartment is located less than 200 metres away from a Tesco Superstore, and less than half a mile away from a Lidl store and Branksome Train Station with direct links to London, with Westbourne shopping area a similar distance in the other direction.

- Immaculate and beautifully presented 2 bedroom purpose built fourth floor apartment in this independent living development for the over 65's
- Southerly aspect, making the apartment light and bright throughout the day
- Flat with generous lounge with a large window to the front of the development
- Brand new kitchen with excellent range of white high gloss units with wood effect work tops over and attractive tiling. Fitted with all new appliances to include integrated oven, electric hob, extractor, fridge/freezer and freestanding washing machine
- Bedroom with fitted mirror fronted wardrobes
- Spacious refitted bathroom with walk in shower, bath, wc and wash hand basin and a separate cloakroom
- No forward chain
- Gas central heating & double glazing. Newly fitted carpets and curtains
- Communal parking & visitor parking, passenger lift and staff on site 24hrs a day. Daily checks and 1.5 hours apartment cleaning a week
- Built in 1996, Melton Court is CQC registered and consists of 90 apartments in 2 buildings, with 44 apartments in the 'East Wing' and 46 in the 'West Wing'. There are communal lounges in both blocks along with a team of 38 staff
- Subsidised 3 course lunches are served in the dining room from £11 – £13 - 7 days a week with waitress service, morning & afternoon teas are also available with no charge
- There are different activities a week including carpet boules, tapestry class, exercise class, bingo, film evenings, bridge evenings, canine caring, prayer group, desert Island Disc just to mention a few. Various services available to include:
- Communal laundry service (charged at £3.50 for use of machine)
- Ironing service available (at £15.10 an hour)
- Buggy charging available (charged at £5 an hour)
- Handyman charges of £6 per 15 minutes
- Please see Hearn's information sheet for further information

Just along the road is a large Tesco store and Westbourne is ½ a mile away with its range of local cafes, independent shops, restaurants, and bars. Branksome Train Station is also within ½ a mile and is less than a 2 hour journey to London Waterloo. The gorgeous Branksome Beach is within 1 ½ miles, which is a beautiful walk through Branksome Chine. Bournemouth Town Centre is within 1½ miles and Poole Town Centre is within 3½ miles.

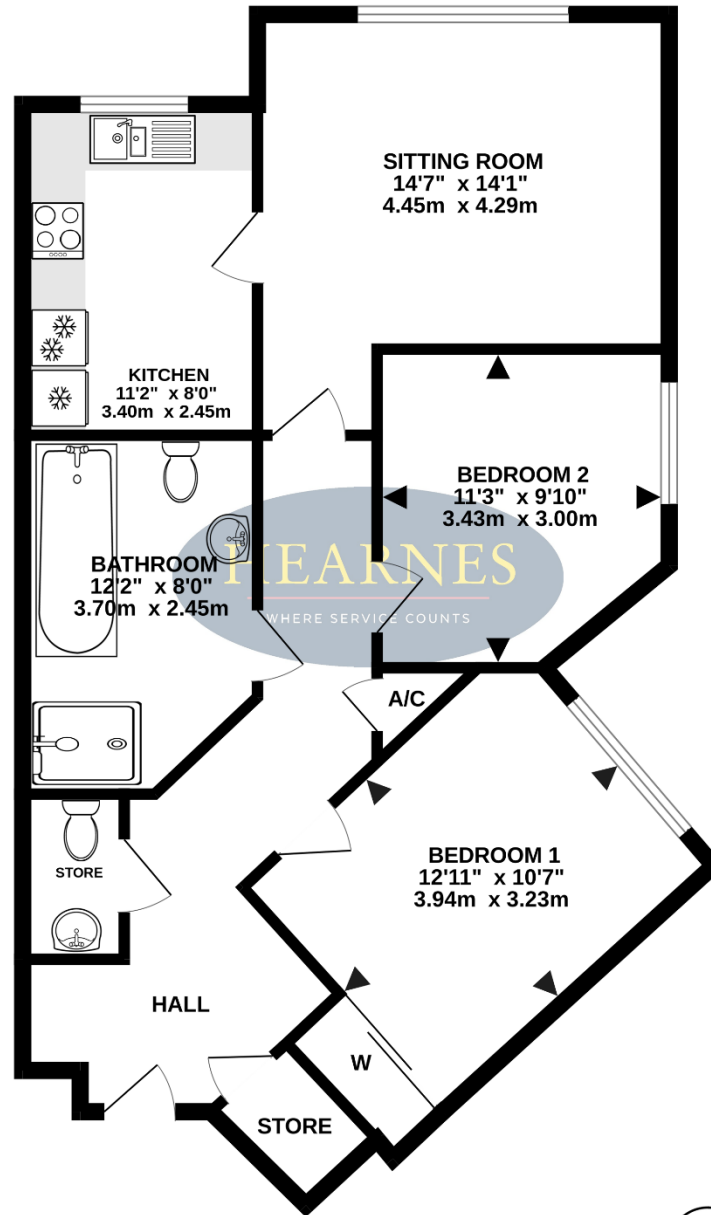
Term of Lease: Approximately 98 years remaining
 Maintenance: Approx £900 per month – this includes building insurance & water charges

COUNCIL TAX BAND: F EPC RATE: B





4TH FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 814sq.ft. (75.6 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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Communal lounge



Communal dining room



Branksome Chine Beach



Branksome Chine Beach



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