

HEARNES

WHERE SERVICE COUNTS



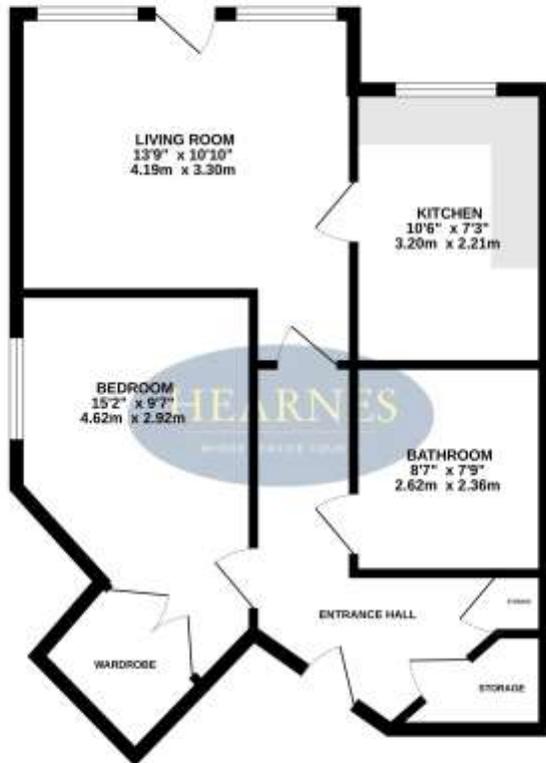
Lindsay Road, Poole, Dorset

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.

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



TOTAL FLOOR AREA: 580 sq ft (53.9 sq m) approx.
We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of rooms, windows, doors and any other areas and appointments shall be responsibility of the buyer. We do not warrant or make any representation. This plan is for illustrative purposes only and should be used for guidance only and not for any other purpose. The actual appearance and specifications may vary from the floor plan and no guarantee is made in this regard. Use of this plan is at the buyer's risk. Hearnes Estate Agents Ltd. 2023

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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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.