



Flat 82 Melton Court, Lindsay Road
Poole, Dorset, BH13 6BH

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Leasehold Price £250,000

A showstopper apartment that has been completely renovated in an elegant and stylish manner, unlike anything else in this development. The owner has refurbished it to exacting standards and provides a relaxing, peaceful retirement home, within the comforts of a very well run and organised development. This fourth floor retirement apartment is set in the West Wing of this desirable Melton Court Development for over 65's. Modifications include a luxury kitchen with high gloss units with work tops over and integrated appliances, new 5 piece bathroom, opening of bedroom two into the living room to make it a lounge/dining room (this wall can be put back if desired), new carpets and decoration. 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 owner commented on how wonderful the community and staff were in the development, along with giving her family 'peace of mind' knowing that she was well cared for and completely secure with 'the worry taken away from life'.

- Turnkey, luxury apartment with 'show home' presentation throughout.
- Elegant and stylish décor with new kitchen and luxury bathroom
- 2 bedroom purpose built fourth floor apartment in this independent living development for the over 65's (this flat has been modified and turned into a generous one bedroom apartment, however, could be changed back)
- Recently updated luxury kitchen with an excellent range of mushroom coloured high gloss units with work tops over and fitted with integrated Neff appliances to include oven, microwave, electric hob, extractor, full height fridge with freezer compartment, washing machine, slimline dishwasher, attractive pale green glass splashbacks
- Bedroom with walk-in wardrobe, having hanging, shelving and drawers. 3 further built-in cupboards providing excellent storage in the apartment
- Luxury updated bathroom with walk in shower, separate bath, w.c, bidet and wash basin
- Gas central heating & double glazing. 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, Handyman charges of £6 per 15 minutes
- Please see Hearnes information sheet for further information

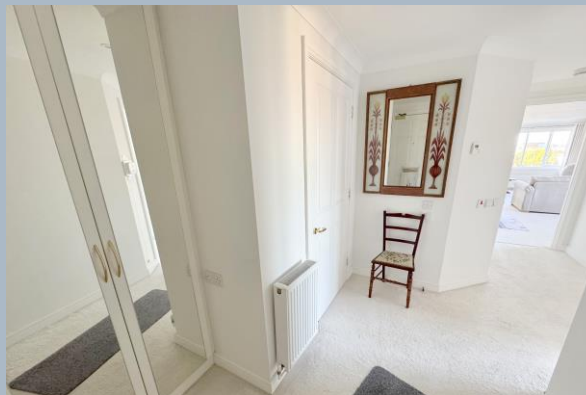
Just along the road is a large Tesco store and Westbourne is ½ a mile away with its range of local cafes, independent shops, restaurants, and bars. Branksome Train Station is also within ½ a mile and is less than a 2 hour journey to London Waterloo. The gorgeous Branksome Beach is within 1 ½ miles, which 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: 990 years from 1st January 1997

Maintenance Charges: Approximately £900 per month – this includes building insurance & water charges

COUNCIL TAX BAND: F

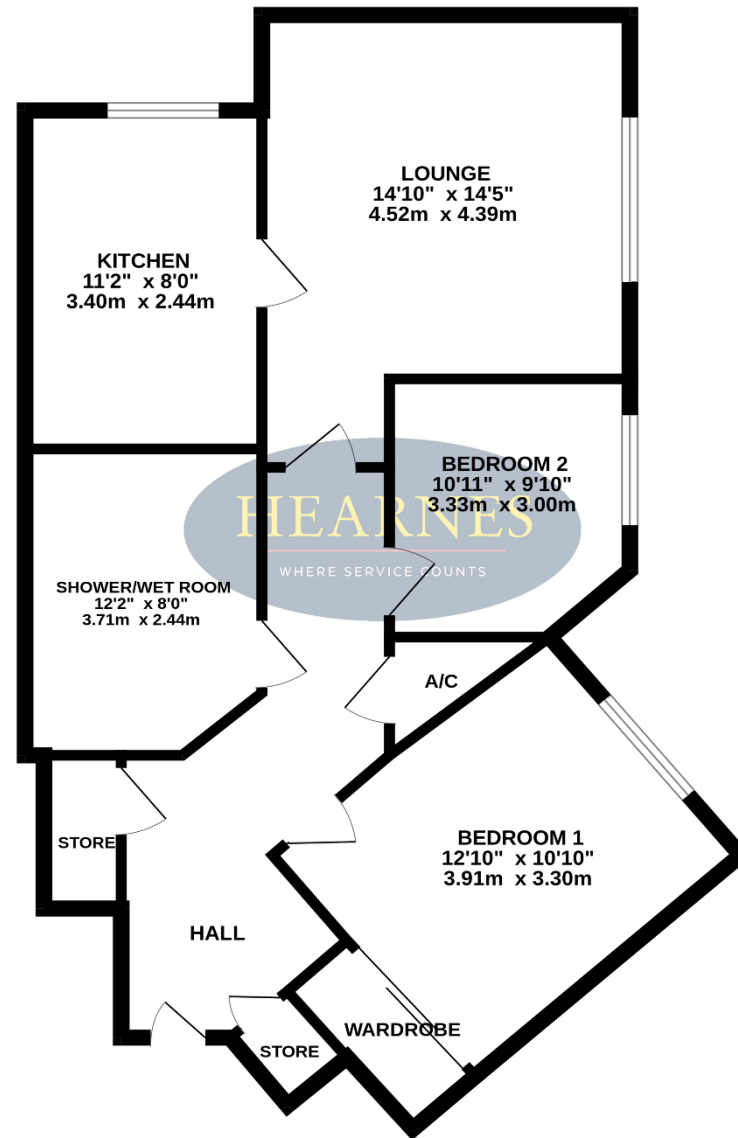
EPC RATE: B





TOTAL FLOOR AREA : 788sq.ft. (73.2 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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3RD FLOOR
777 sq.ft. (72.2 sq.m.) approx.

Communal lounge



Communal dining room





Branksome Chine Beach



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