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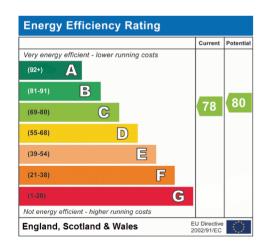
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Flat 71, Melton Court, 37 Lindsay Road, BRANKSOME PARK BH13 6BH

£189,000

The Property

Brown and Kay are delighted to offer for sale this well presented two bedroom apartment located in this sought after retirement complex. The home occupies a third floor position with a bright outlook onto the gardens, and affords generous accommodation - fully carpeted with energy efficient gas central heating throughout, to include a spacious hallway, 14' living room, well fitted kitchen/breakfast room with appliances, two bedrooms, with bedroom one featuring a large walk in wardrobe, and a good size bath/wet room. Melton Court is ideally suited for retirement living with many facilities for residents to enjoy such as an on site restaurant, laundry room, lounge and 24 hour on site staff.

The apartment is offered with no forward chain.

The development is well located for access to local amenities together with bus services and local rail station all close to hand. Westbourne village with its wide and varied range of cafes, bars, restaurants and boutique shops together with the usual high street names, such as Marks and Spencer food hall, is also within reach.

COMMUNAL ENTRANCE

Reception area with access to communal facilities. Secure entry phone system. Stairs and lifts to third floor.

ENTRANCE HALL

Doors to all primary rooms, coat storage cupboard and airing cupboard with heater, careline pull cord.

BEDROOM ONE

12' 10" x 10' 09" (3.91m x 3.28m) Double glazed window to rear aspect overlooking the gardens, radiator, careline pull cord.

WALK IN WARDROBE

Hanging space and shelving above.

BEDROOM TWO

11' 03" \times 9' 10" (3.43m \times 3.00m) Double glazed window to rear aspect overlooking the gardens, radiator, careline pull cord.

BATH / WET ROOM

Wet room area with electric shower, bath, w.c, wash hand basin, radiator, extractor fan, careline pull cord.

KITCHEN

11' 02" x 7' 11" (3.40m x 2.41m) Double glazed window to side aspect, mix of base and wall units with complementary work surfaces, a range of integrated appliances to include eye level oven and microwave, fridge freezer, electric hob with extractor over and washing machine, careline pull cord.

LIVING ROOM

14' 01" x 11' 03" (4.29m x 3.43m) Double glazed window to rear aspect overlooking gardens, feature fireplace with space for electric fire, radiator, careline pull cord.

RESIDENTS FACILITIES

- Free parking for owners and visitors
- Owners' lounge
- Guest suite
- Landscaped gardens
- On-site dining subsidised 3 course lunches are served in the dining room 7 days a week
- Free morning & afternoon teas
- There are different activities during the week, eg film evenings, exercise classes
- · Lifts to all floors
- Door entry and fire security systems
- External window cleaning
- Weekly domestic support, including a service clean of the flat
- 24/7 on-site staff to provide support when needed
- Charge for all the above facilities, together with the management and upkeep of the buildings and grounds:- per day - £29.41, Per week -£205.87, per month - £894.55 + £17.50 for water used in the flat. There is no charge for Ground Rent.

MATERIAL INFORMATION

Tenure - Leasehold

Length of Lease – 96 years remaining Management Agent – Retirement Security LTD Holiday Lets - Not permitted

Pets - Not permitted

Utilities – Mains Electric, Mains Water, Mains Gas

Drainage – Mains Drainage

Broadband & Mobile Signal – Refer to Ofcom website

Council Tax - Band F, EPC Rating - C