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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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" x 9' 10" (3.43m x 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
 - Care line
 - 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