



**Lindsay Road  
Poole, Dorset**

# Lindsay Road, Poole, Dorset

A superbly presented two double bedroom fourth floor apartment located in the premier Melton Court retirement development ideally located within a short, level walk of the ever popular Westbourne Village. This particular apartment features direct access onto the beautifully maintained gardens, modern fitted kitchen and bathroom along with fitted wardrobes in both bedrooms.

Melton Court is an independent retirement living development with features including: 24 hour management, emergency warden pull cord in each room, on site restaurant, residents lounges and weekly apartment cleaning services. The development is situated within superbly maintained grounds offering ample resident and guest parking.

The apartment offers spacious living accommodation comprising a living room, separate kitchen with ample floor and wall mounted units, two double bedrooms, with the master bedroom benefitting from a walk in wardrobe whilst bedroom two could also be utilised as a separate dining room. The accommodation is complete with a large bathroom comprising a bath, WC, wash hand basin and walk in shower/wet room area.

The property is offered for sale with no forward chain.

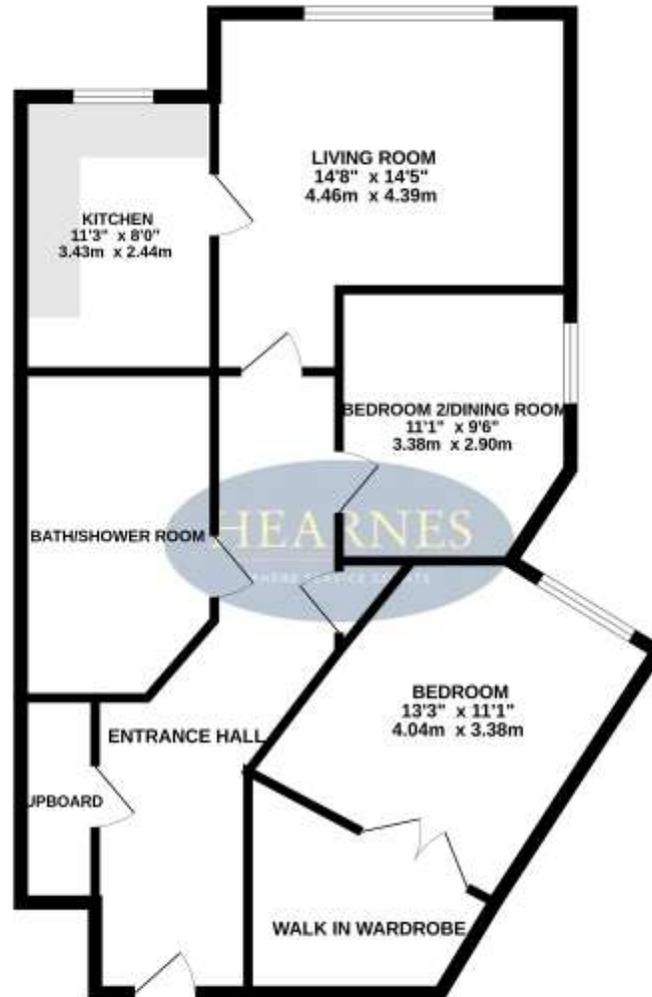
**COUNCIL TAX BAND: F**

**EPC BAND: B**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



FOURTH FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 location, position and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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