



HEARNES
WHERE SERVICE COUNTS

A recently redecorated two double bedroom top 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 pleasant distant views, excellent storage, modern fitted kitchen and bath/shower room along with a master bedroom with walk in wardrobe.

Melton Court is an independent and welcoming 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 and a large bathroom with bath, WC, wash hand basin and walk in shower/wet room area.

The property is offered for sale with no forward chain.

Leasehold: Approx. 100 years remaining.

Maintenance: £664.23 per month - Please call the office for full details of what is included.

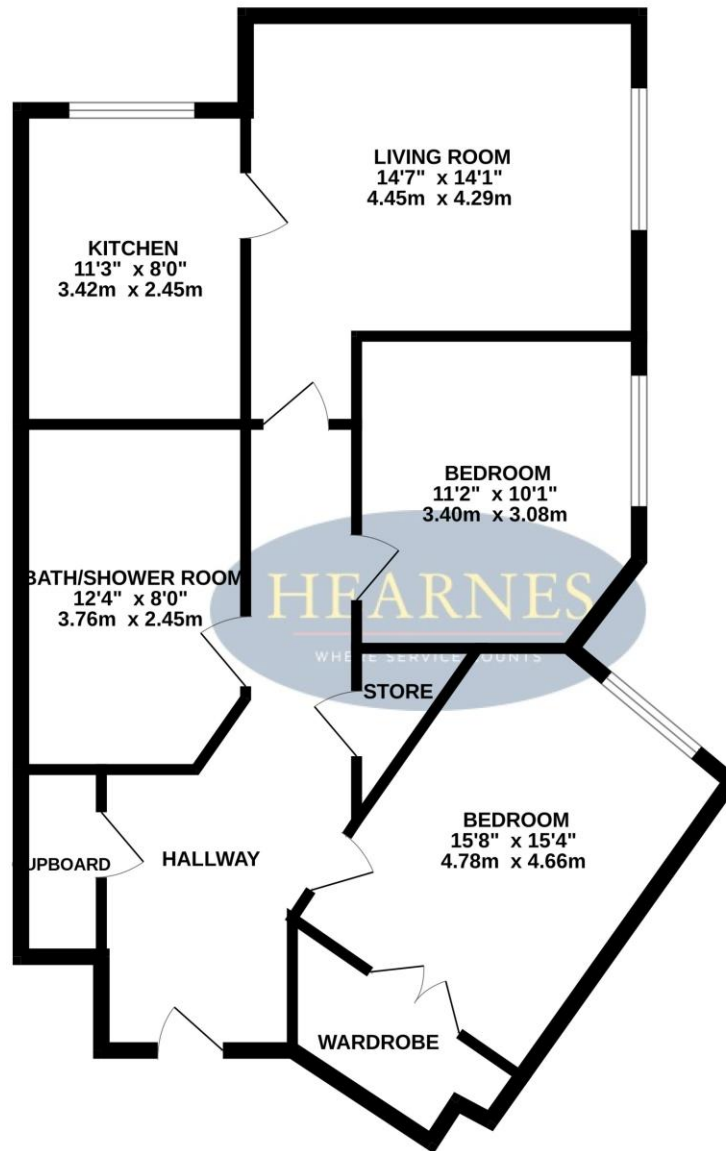
EPC RATING: C

COUNCIL TAX BAND: E

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. Whilst reasonable endeavours have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

