



23 Melton Court, 37 Lindsay Road, Branksome Park, Poole, BH13 6BH
Leasehold - Guide Price £270,000

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Upon entering the communal entrance, intercom phone system allows access into the building. There is a reception desk with house manager available to assist and access to the communal facilities including restaurant, lounges and laundry room. Lift access to the third floor. The entrance hall leads into the principle accommodation, the kitchen/breakfast room has a range of eye and low level cupboards, integrated fridge/freezer, space and plumbing for washing machine (the washing machine is included in the sale), 'Neff' oven with electric hob above and 'Viessmann' combi boiler. The living room is bright and airy with outlook onto Lindsay Road. There are two double bedrooms, both benefitting from fitted wardrobes. The bathroom has part tiled walls, walk in shower area and three piece suite including WC, wash hand basin and panelled bath. Off the entrance hall are three cupboards, each room has an emergency pull cord.

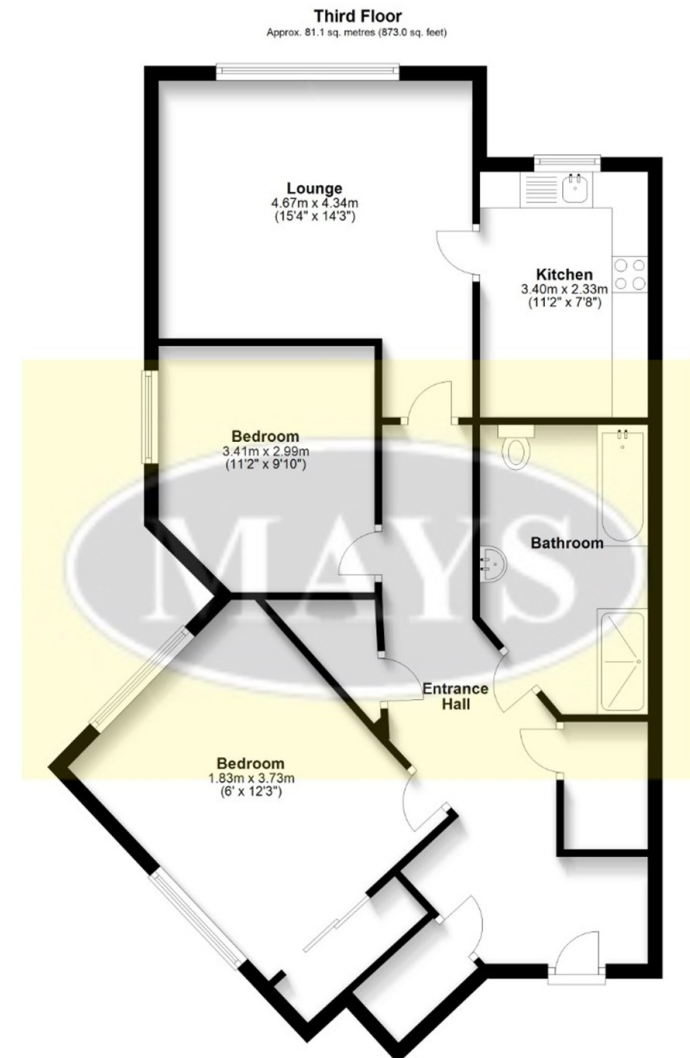
Outside the block the gardens have been beautifully landscaped with areas to sit and enjoy the sunshine. To the rear of the block is residents parking.

TENURE

Lease 125 years from 01/01/1997

Service charge £644.23 + £20 water per month, this includes 1.5 hours a week personal flat cleaning

COUNCIL TAX BAND F



Total area: approx. 81.1 sq. metres (873.0 sq. feet)

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Plan produced using PlanUp.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(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	

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New Developments (where applicable)

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