

# 6 Melton Court, 37 Lindsay Road, Poole, BH13 6BH



# Property overview

## Guide Price £215,000

A well-presented 2 double-bedroom retirement lifestyle apartment in the sought-after East Wing of Melton Court, Lindsay Road, Poole. Well placed for Westbourne High Street (1.0 miles), Branksome Chine Beaches (1.6 miles), Poole (3.8 miles) and Bournemouth (3.3 miles).

The accommodation offers large entrance hallway, walk-in storage, WC, a large wet room/bathroom, two double bedrooms (one of which is currently configured as an open plan section with the lounge but could be changed back) and kitchen.

The development has 90 apartments split equally between two wheelchair-accessible buildings known as 'wings' - East & West. Independent Living with on-site care staff (24 hours / 7 days), Non-resident management staff (24 hours) and Careline alarm service. The property also benefits from gas-fired central heating, an on-site restaurant (same building as the property), communal laundry and communal residents lounge.

Offered with no forward chain.



# Accommodation

## **Communal Entrance Lobby:**

Independent Living with on-site care staff (24 hours / 7 days), Non-resident management staff (24 hours), lift and stairs to all floors, access to communal facilities.

## **Entrance Hallway:**

Radiator, Chubb Door Entry Safety System, thermostat, doors to accommodation and door to:

## **Walk In Storage Cupboard: 4' 11" x 3' 3" (1.50m x 0.99m)**

Light point, consumer unit, shelving providing storage.

## **W/C: 5' 6" x 4' 0" (1.68m x 1.22m)**

Extractor fan, part tiled walls, pedestal wash hand basin, WC, hand towel rail.

## **Bedroom One: 12' 9" x 10' 7" (3.88m x 3.22m)**

Safety pull cord, tv and internet point, radiator, window to front aspect, sliding doors to fitted wardrobe (6'10" x 2'0") providing hanging and shelving.

## **Bath/Shower Room: 12' 3" x 8' 0" (3.73m x 2.44m)**

Extractor fan, Part tiled walls, 2x safety pull cord, separate part wet room shower with Triton electric shower and attachment over, wood panelled bath, pedestal wash hand basin with unit above, WC, safety hand rails, radiator.

## **Storage Cupboard: 3' 9" x 3' 8" (1.14m x 1.12m)**

Irregular triangle shape cupboard providing slatted shelving and storage.

## **Bedroom Two: 11' 2" x 9' 10" (3.40m x 2.99m)**

(Currently configured as open plan with the lounge, but could be converted back into a bedroom simply by adding the stud wall)  
Window to side aspect, radiator, opening to:

## **Lounge/Diner: 14' 7" max into door recess x 14' 1" (4.44m x 4.29m)**

Window to front aspect, radiator, tv point, safety pull cord, door to hallway, and door to:

## **Kitchen/Breakfast Room: 11' 3" x 8' 0" (3.43m x 2.44m)**

Window to front aspect, gas fired combination boiler, ladder style radiator, range of eye and base level units with integrated fridge/freezer and NEFF oven, stainless steel 1/1/2 sink and drainer, space for washing machine, remote operated window.

## **Communal Facilities:**

Communal lounge for socialising and hosted events, Communal Laundry room, Guest Suite available for rent at a nominal fee

# Accommodation

## **On-Site Restaurant:**

In the East Wing of Melton Court (same side as this apartment) is the On-Site Restaurant servicing – open 7 days per week

### Owners Lunch:

Mon-Sat: £10

Sunday: £12

### Visitors Lunch:

Mon-Sat: £12

Sunday: £15

Tray Service: £1.50

Tea & Coffe: Free

## **Lease:**

Approx. 97 years remaining (125 years from 1995)

## **Service Charge:**

£731 per month, which includes:

- Duty Manager on site 24 hours a day
- Gardening Costs
- Daily checks that you are safe and well
- Building maintenance
- Building insurance
- Redecoration/re-furnishing communal areas
- Cleaning of all communal areas
- Laundry room for Owners to use\*
- Window cleaning inside and outside
- Apartment cleaning 1.5 hours per week
- Managing agent's fees
- Fund for Future Maintenance

The annual Service Charge accounts are considered and approved by the Annual General Meeting of the Owners' Company which is held in the autumn.

## **Ground Rent:**

Peppercorn

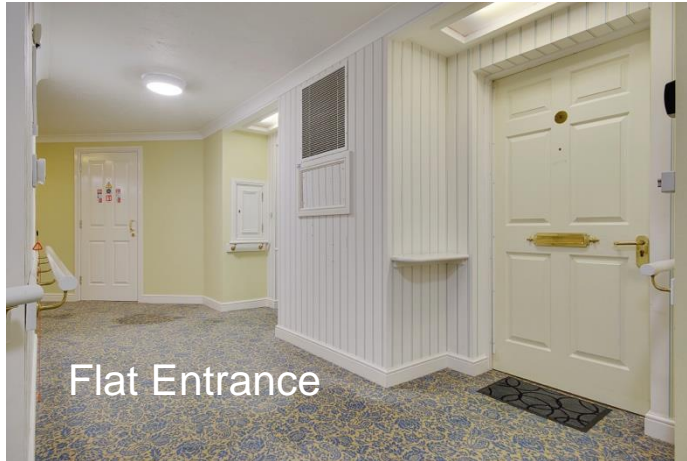
## **Freeholder & Managing Agent: Retirement Security Ltd**

Retirement Security Ltd is a member of the Associated Retirement Community Operators (ARCO). As an Approved Operator, they aim to always comply with the ARCO Consumer Code. The Code promoted high standards and sets a benchmark for good practise for retirement communities.

More information can be found via

[www.retirementsecurity.co.uk](http://www.retirementsecurity.co.uk)

# Photography



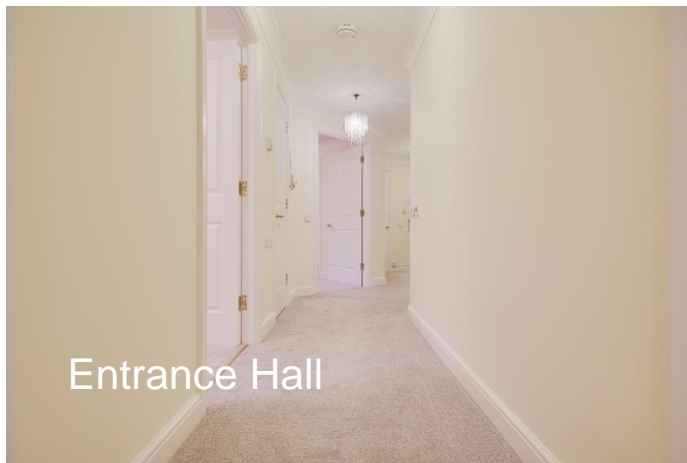
Flat Entrance



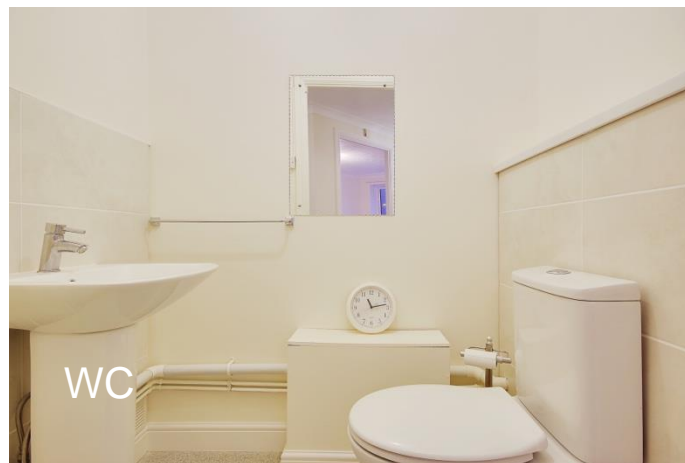
Entrance Hall



Entrance Hall



Entrance Hall



WC



Walk In Storage Cupboard



Bedroom One



Bedroom One



Bedroom One



Bedroom Two  
(currently dining  
room)



Bedroom Two  
(currently dining  
room)



Living Room



Living Room



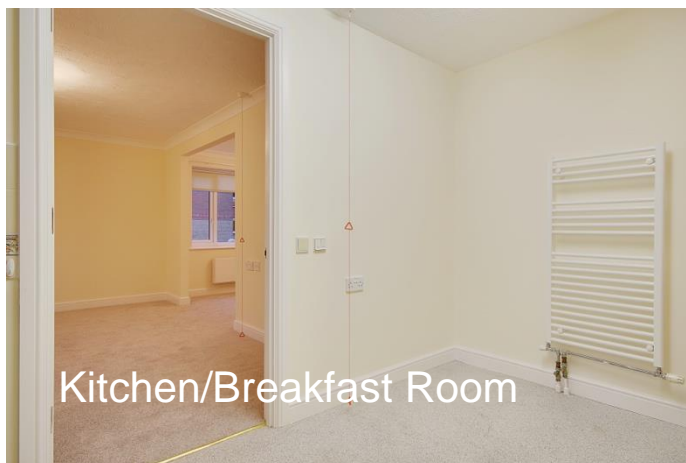
Living Room



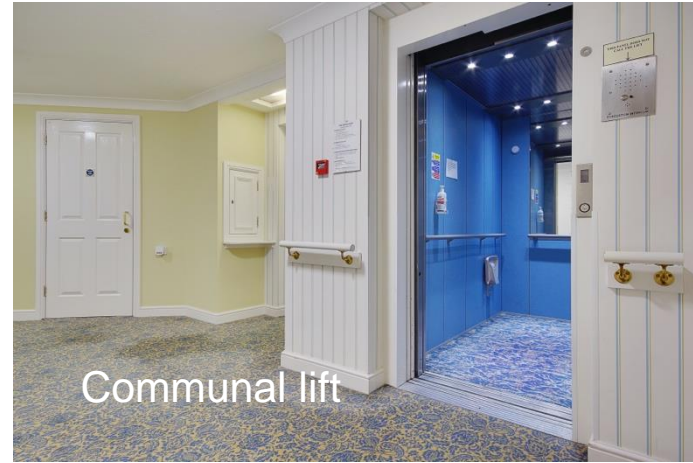
Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room

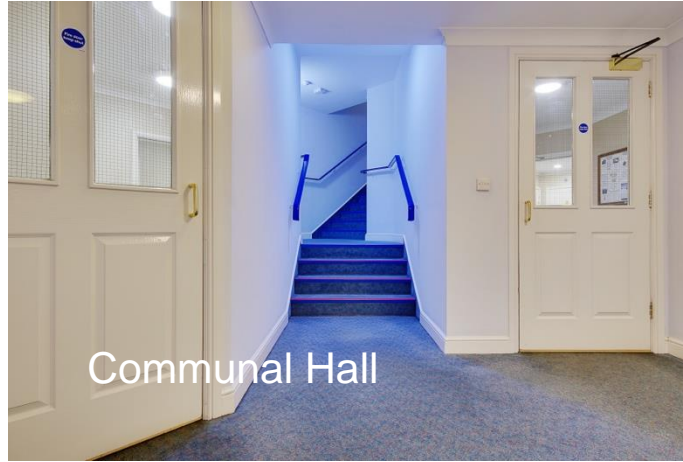


Communal lift

# Communal Areas



Communal Hall



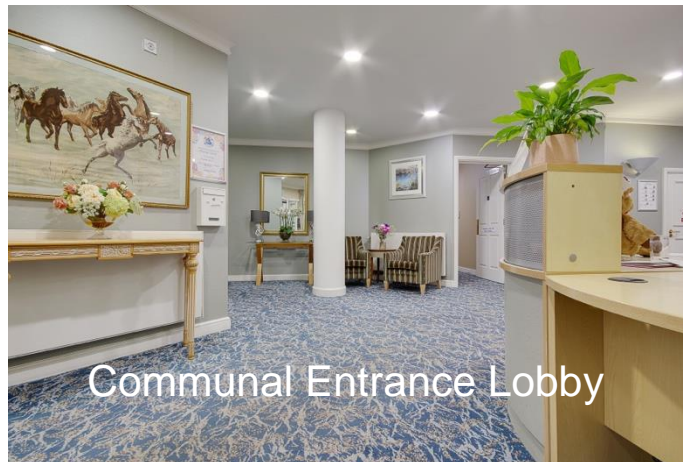
Communal Hall



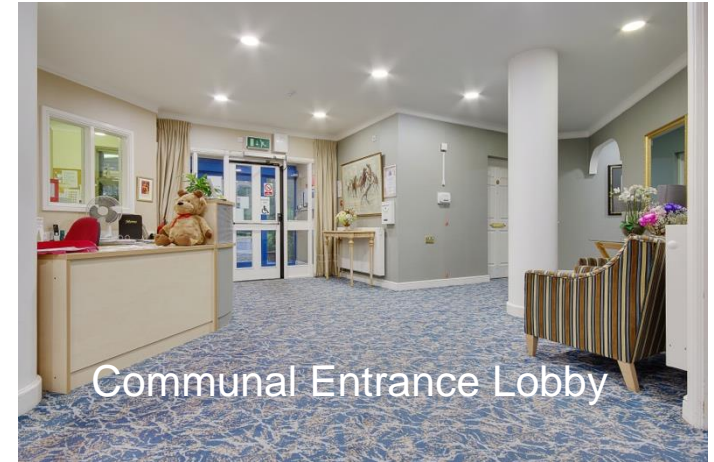
Communal Hall



Communal Hall

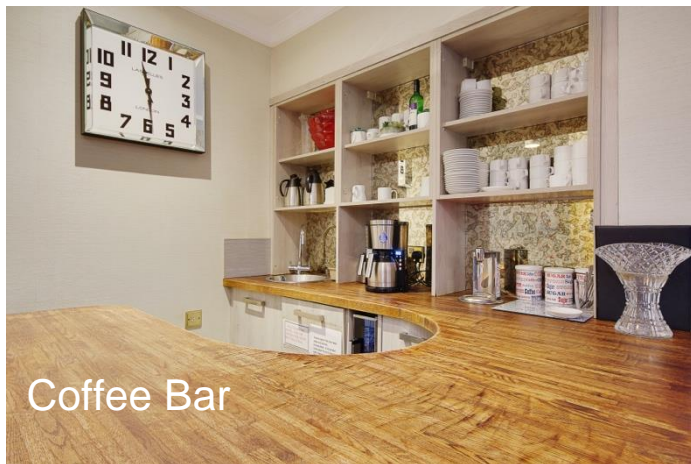


Communal Entrance Lobby



Communal Entrance Lobby

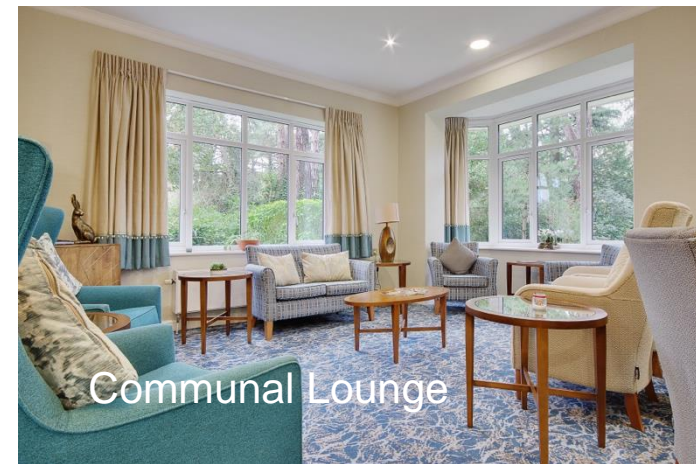




Coffee Bar



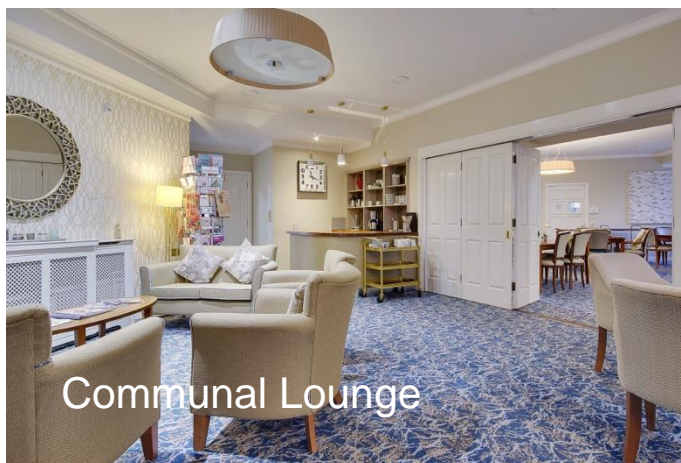
Communal Lounge



Communal Lounge



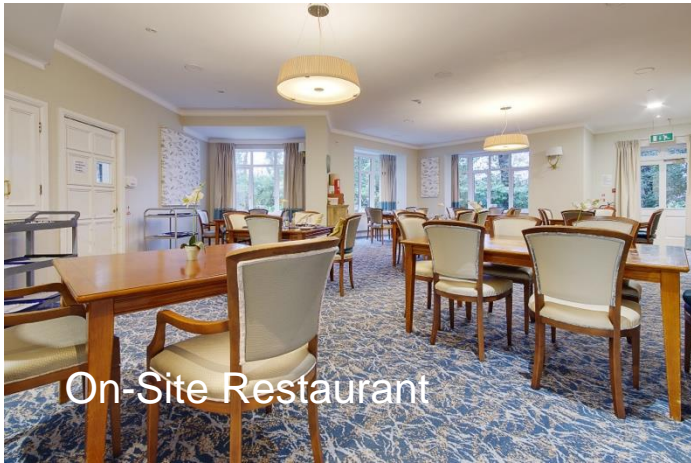
Communal Lounge



Communal Lounge



On-Site Restaurant



On-Site Restaurant



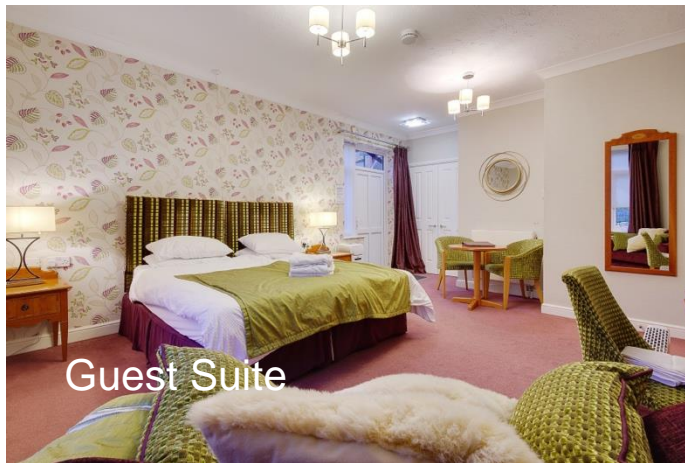
On-Site Restaurant



Communal Laundry



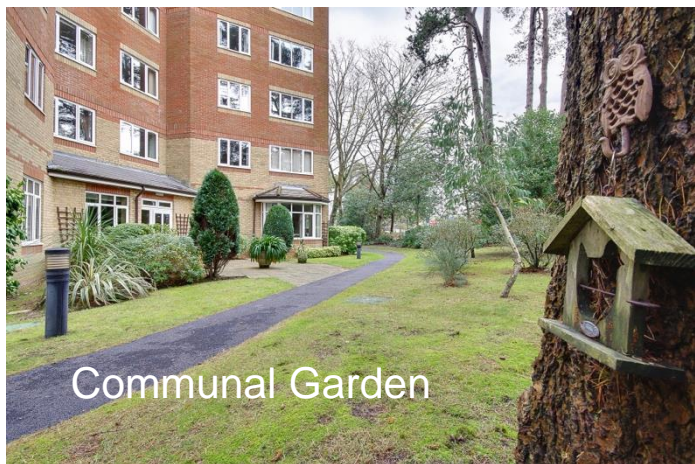
Guest Suite



Guest Suite



Guest Suite



Communal Garden



Communal Garden



Resident & Visitor Parking



Resident & Visitor Parking



Communal Garden



Communal Garden



Communal Garden

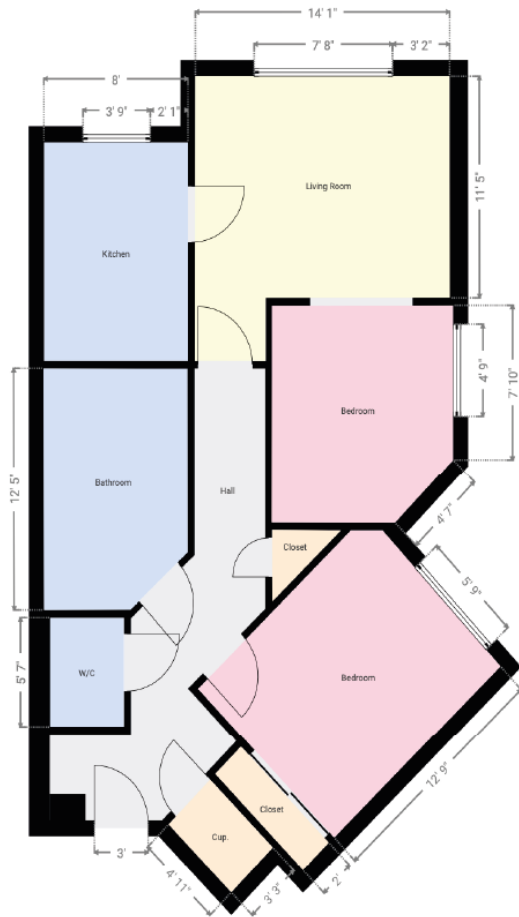


Street View



Street View

# Floor Plan



# EPC

06/12/2023, 10:43

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

Flat 6 Melton Court 37, Lindsay Road POOLE BH13 6BH	Energy rating <b>C</b>	Valid until: 4 February 2024 Certificate number: 0458-2056-7202-1174-8980
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Property type	Mid-floor flat
Total floor area	76 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

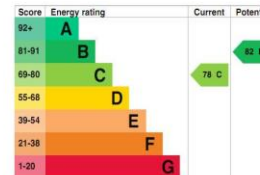
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Contact

**Tel: 01202 805 806**

**Email: [hello@simonandcoproperty.co.uk](mailto:hello@simonandcoproperty.co.uk)**

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