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£1,300 PCM

1 Bedroom, Apartment - Retirement

Flat 7, Melton Court 37 Lindsay Road, Poole, Dorset, BH13 6BH

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# Melton Court

Melton Court is a wonderful Independent Retirement Living development of 90 one and two bedroom apartments arranged over 2 buildings, which are situated on Lindsay Road, less than 200 meters from Tesco and within half a mile of Lidl and Branksome Train Station. Melton Court provides easy access to transport links, miles of sandy beaches and is within close proximity to Bournemouth, Parkstone and Westbourne.

The development is run by the Owners, for the Owners and very much has its community at heart. There is an Owners Lounge, Dining room ( 3 Course lunch available 7 days a week for a small cost), Guest suite for visiting friends and family, Laundry room and lovely communal gardens. Melton Court also provides residents with 1.5 hours of weekly cleaning (or other support) via their team of housekeepers.

Melton Court has been designed with safety and security at the forefront. The apartment has an emergency pull chord system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the support team. There is also staff on site 24 hours a day and a secure video entry.

Melton Court requires residents to be over the age of 65.

The lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property. Further information is available from the Court Manager.



# Property Overview

**\*\*ONE BEDROOM (formerly a two bedroom) RETIREMENT APARTMENT LOCATED IN BH13\*\***

Situated in a highly convenient position, close to the stairs and the lift, lies this wonderful one bedroom first floor apartment which forms part of the vibrant Melton Court development on Lindsay Road. Formerly a two bedroom apartment, this spacious property is light and airy and benefits from having no forward chain. (Property could be reinstated as a two bedroom property if required).

The L shaped living area offers ample space for living and dining room furniture. Two windows provide views overlooking the communal gardens to the rear of the development and a door leads through to the Kitchen.

The Kitchen, which has space for a breakfast table and chairs, offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a fridge/freezer, washer dryer and counter-top dishwasher (all available by separate negotiation) and a built in Neff oven and electric hob with extractor over. An assisted opening window allows for light and ventilation.

The Bedroom is a lovely double room which has a built in mirror fronted wardrobe and a view over the communal gardens.

The Bathroom is a notable feature of the property due to its size and the fact it offers a bath and a level access shower area. There is also a WC, wash hand basin, storage cupboard and emergency pull chord.

Perfectly complementing this wonderful apartment are four individual storage cupboards which are located in the hallway.

This apartment simply must be viewed!



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# Features

- One bedroom first floor retirement apartment
- Large lounge/diner
- Close to the town centre & excellent transport links
- Duty manager on site 24 hours a day
- Laundry room for Owners
- Weekly housekeeping assistance
- Owners private car park
- Communal gardens
- A guest suite is available for family and friends to stay in
- Water & sewerage included in the rent



# Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax band F

LANDLORD PAYS : Service Charge (Year ending 31st March 2026)  
is £912.18 per month which includes water charges and all communal charges

## Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

## Holding Deposit

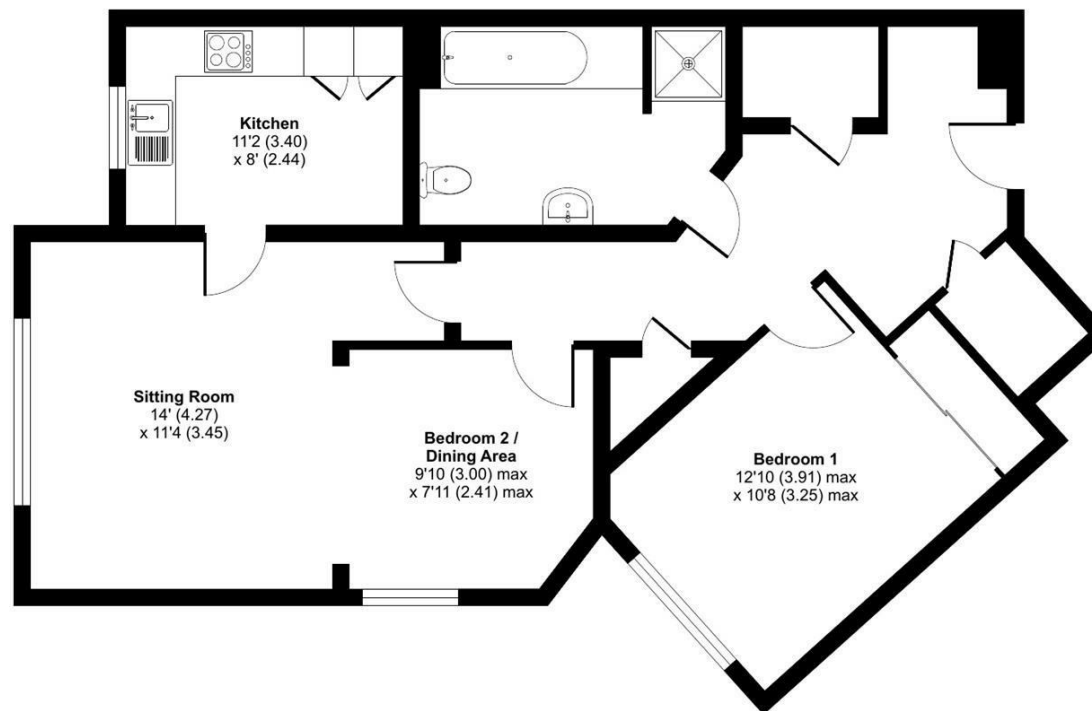
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: B

Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1194189

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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