



Retirement
SECURITY

78 Melton Court Poole, BH13 6BH



A two bedroom, fourth floor retirement apartment comprising entrance hall with storage, living room with feature fireplace, kitchen with integrated fridge/ freezer, oven and hob, master bedroom with walk-in wardrobes, a second bedroom, plus a bathroom with a level access shower and bath.

24hr Staff / Gated Parking / Guest Suite / Lift Access / Landscape Garden

£250,000

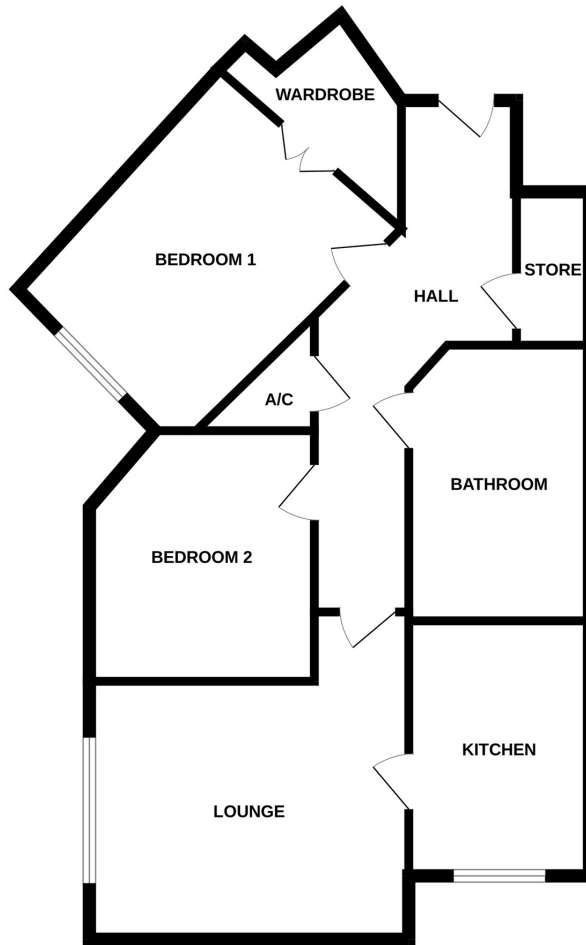
Leasehold - charges apply



Setting Standards for
Retirement Communities

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Melton Court, Poole



RETIREMENT APARTMENT, 78 MELTON COURT
 TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.
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Key Facts

- Lease: Ask agent
- Service Charge: £707.91pcm (£162.47pw)
(reviewed annually, updated from 1st April)
- Ground Rent: None
- Council Tax band: E
- Transfer Premium: 3% on sale
- Age Criteria: 65+ years

Energy rating:

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Melton Court

Melton Court is run by owners, for owners and comprises ninety spacious one and two bedroom apartments. Amenities include owners' lounge, on-site dining, guest suite, landscaped gardens and owners' parking. The Court, with 24 hour on-site staff, offers owners the opportunity of retaining independence within an active social community. Located in the Branksome, The Court is 0.1 miles away from Tesco with bus routes M1 and M2 which run every 5 minutes in the direction of Poole or Bournemouth.

These particulars do not form part of any offer or contract. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Virtually furnished images may be used for marketing purposes. We have not tested any services, equipment or facilities.