

house & son



- Over 65's - Top Floor Apartment
- Sunny Aspect
- Independent Living
- Kitchen with Integrated Appliances

Lindsay Road, Poole, BH13 6BH

£160,000

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939. We are delighted to offer for sale this...



Property Description

House & Son are delighted to be able to offer for sale this purpose built retirement flat for those over 65'. The property is situated on the top floor and has recently been re-carpeted and re-decorated; enjoying a lovely sunny, tree lined outlook.

The home benefits from ample storage cupboards, light and airy accommodation, built-in wardrobes, a kitchen with integrated appliances, luxury bathroom with bath and separate walk in wet room style shower, double glazing, gas fired central heating and no chain.

The property is situated within easy reach of Tesco, a short walk to Westbourne high street shopping, various restaurants and facilities. Within close proximity are award-winning sandy beaches and Wessex Way leading to Bournemouth town centre

Melton Court also offers a communal lounge, dining area, restaurant, guest suite and well-kept gardens. A superb complex that promotes well-being and activity and offers the serving of lunch 7 days a week. There is also the peace of mind of a 24 hour care line, being available.

Run by owners, for owners and comprising ninety spacious one and two-bedroom apartments; with 24-hour on-site staff, offering owners the opportunity of retaining independence within an active social community. Communities for owners run by owners, is designed to protect and keep control of hard-earned finances, through the running of their own communities.

COMMUNAL ENTRANCE

Reception desk and communal facilities.

ENTRANCE

Front door to entrance hall, space for desk, radiator, coved ceiling,





house&son



house&son

warden intercom handset, thermostat. Walk-in cloaks cupboard (4'10" x 3'3"), fuse board and light.

WALK IN STORAGE CUPBOARD

5' 6" x 4' 0" (1.68m x 1.22m)

Power and light, shelving.

LINEN CUPBOARD

Shelving and electric cupboard.

LIVING/DINING ROOM

15' 7" x 14' 2" (4.75m x 4.32m)

UPVC double-glazed window, radiator, telephone point, TV aerial point, contemporary fireplace, coved and textured ceiling and two wall lights.



house&son



house&son

KITCHEN/BREAKFAST ROOM

11' 4" x 7' 9" (3.45m x 2.36m)

One and quarter bowl single drainer sink unit inset roll top work surface with range of base units beneath, integrated washing machine, further range of drawers with four ring electric hob, filter canopy above, eye level electric oven with cupboards above and beneath, integrated tall fridge/freezer, matching wall mounted cupboards, "Worcester" wall mounted gas fired boiler serving central heating and hot water, tiled splashback, UPVC double glazed window, radiator.

BEDROOM

12' 10 to wardrobe" x 10' 9" (3.91m x 3.28m)

UPVC double glazed window, radiator, coved and textured ceiling, built in double wardrobe with sliding mirror doors.



house&son



house&son

BATHROOM

12' 4" x 7' 11" (3.76m x 2.41m)

Suite comprises low level bath, walk in shower with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, cabinet with mirror and light.

COMMUNAL GARDENS

Well-kept gardens providing various seating areas, various shrubs, trees and flower borders. Timber summer house and greenhouse. There is ample off road parking including visitors' spaces.

TENURE & CHARGES

Leasehold: 125 years from 1 January 1997

EPC Rating 'B'

Council Tax E

Service Charge: Approx' annual charge £8700

AGENTS NOTE

It is important to note that a significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help. Many purchasers are also eligible for Attendance Allowance at £68 or £101 a week, which is neither means-tested or taxable and advice on this subject is available to anyone making an enquiry.

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.

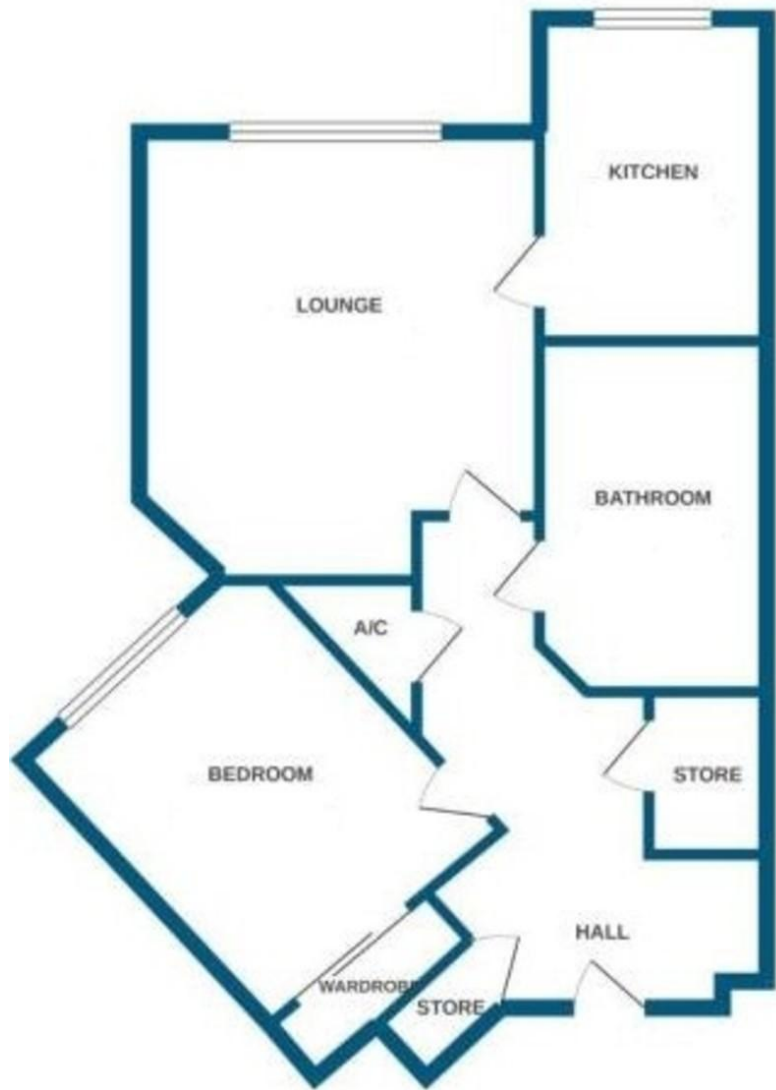
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 41 Melton Court 37, Lindsay Road POOLE BH13 8BH	Energy rating	Valid until: 27 October 2029
	B	Certificate number: 8894-1176-6529-8925-6013
Property type	Top-floor flat	
Total floor area	66 square metres	

Lansdowne House, Christchurch
Road, Bournemouth, BH1 3JW

www.houseandson.net
01202 242000
sales@houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements