

house & son



- A Unique Over 65's Retirement Apartment
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Four Piece Bathroom Suite

Lindsay Road, Poole, BH13 6BH

£180,000

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Property Description

House & Son are delighted to present this well presented two bedroom retirement apartment for over 65's, situated in the highly sought after Branksome Park area. Melton Court is a very well respected, fully managed retirement development; that promotes and supports independence, whilst offering support, at the times when it is most needed. Melton Court, is set in landscaped and partially walled gardens with mature trees, giving a relaxing environment for resting or walking. A Summer House is provided and chairs are set out on warmer days, for the use of all the owners!

This attractive retirement living complex, features a secure manned reception area (where the house managers are found) throughout the day and evening, with entrance video surveillance. For absolute security, all visitors need to report to reception, before entry. The fantastic facilities include a weekly service clean, an onsite 'not for profit' restaurant, serving lunches 7 days a week (at cost), a communal lounge, resident and visitor parking areas, a guest suite, laundrette services, lift access and a 24 hour warden call alert and intercom system.

Melton Court is managed by a General Manager, a Facilities Manager plus a team of Duty Managers. Additional support is available for the Owners from a team of Housekeeping Assistants, Chefs and Kitchen Assistants, Waitresses and Receptionists. Practical help is available from the Maintenance Technician.

The apartment complex is superbly located, less than 200 metres away from a Tesco Superstore, and less than half a mile away from a Lidl store and Branksome Train Station, with direct links into London. Westbourne Village is also within easy reach, with bus stops close by.

The internal accommodation of the apartment briefly comprises of, a good size entrance hall, lounge dining room, fitted kitchen, two double bedrooms, a generous bathroom



Communal lounge



with bath and wet room style walk in shower, as well as a separate cloakroom with second toilet. The property benefits from neutral décor; is being offered with no chain and has the added benefit of double glazed windows, gas fired central heating and a built in wardrobe to the master bedroom.

COMMUNAL ENTRANCE

LIFT AND STAIRS TO ALL FLOORS

ENTRANCE HALL

LOUNGED/INER

14' 10 into door recess" x 14' 1" (4.52m x 4.29m)

KITCHEN

11' 2" x 8' 0" (3.4m x 2.44m)

BEDROOM ONE

15' 3 into wardrobe" x 10' 9 max" (4.65m x 3.28m)

BEDROOM TWO

11' 2" x 9' 11 max" (3.4m x 3.02m)

BATHROOM

12' 3" x 7' 11" (3.73m x 2.41m)

CLOAKROOM - SECOND TOILET

AGENT'S NOTE

The property is age over 65's.

TENURE

Leasehold: 125 years from 1997

SERVICE CHARGES

£725.41 per calendar month (£8,704.92 per annum).



COMMUNAL GARDENS & ONSITE PARKING

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

FACILITIES

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.

Dinners Parties - Many of these are provided free of charge but where external agencies are involved or where meals are provided, a nominal fee is requested.

The services on offer are much greater than is usual in standard retirement apartments or sheltered housing, giving owners the opportunity of retaining their independence and improving their quality of life, remaining in their own homes for as long as possible. There is a team of staff working on a shift basis, managed 24 hours a day.

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.

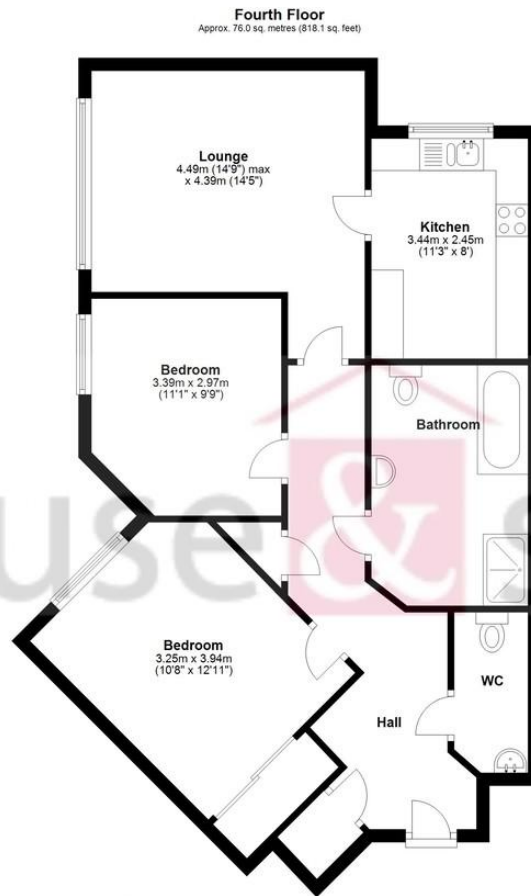
DISCLAIMER

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.

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Total area: approx. 76.0 sq. metres (818.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556009)
Plan produced using PlanUp.

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 81 Melton Court 37 Lindsay Road POOLE BH13 9BH	Energy rating	B	Valid until	29 April 2034
	Certificate number	6634-6524-2300-0250-7272		

Property type	Mid-floor flat
Total floor area	76 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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