83 Melton Court, Lindsay Road,
Poole, BH13 6BH



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Property overview

Guide Price £70,000



A well-presented double-bedroom retirement lifestyle apartment in the sought-after West 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 a large entrance hallway (with WC, coat/storage nook & airing cupboard), a large wet room/bathroom, one double bedroom (with built-in storage plus a walk-in wardrobe), a large lounge/dining room and a kitchen/breakfast room.



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 & vacant possession.



Accommodation

Entrance Via:
Vehicular access from Lyndsay Road, communal driveway to resident and visitor car park, communal path to West Wing, communal foyer with resident manager, stairs and two lifts to 5th floor, communal hallways leading to front door to:

Entrance Hall:
Hatch to loft, Chubb door entry/safety pull cord system, radiator, coat/shoe recess (with electric consumer unit and radiator), doors to accommodation and door to:

Airing Cupboard:
Slatted shelving providing storage.

Lounge/Diner: 23' 11'' max x 14' 1'' max (7.28m x 4.29m)
Windows to front and side aspects, emergency/safety pull cord, two radiators, electric fireplace, two radiators, door to:

Kitchen/Breakfast Room: 11' 2'' x 8' 0'' (3.40m x 2.44m)
Window to side aspect, emergency/safety pull cord, gas-fired combination boiler, range of eye and base level units, integrated appliances (fridge/freezer, oven/grill, induction hob), 1 1/2 bowl ceramic sink/drainer, radiator.

Bedroom: 13' 4'' max x 10' 8'' max (4.06m x 3.25m)
Ceiling light/fan, emergency/safety pull cord, window to front aspect, radiator, range of fitted wardrobes/furniture, TV aerial point, double doors to:

Walk-In Wardrobe: (Irregular Shape) 10' 5'' max x 5' 6'' max (3.17m x 1.68m)
Light point, fitted cupboard, shelving providing storage.

Bathroom/Wetroom: 12' 3'' max x 8' 0'' max (3.73m x 2.44m)
Extractor fan, emergency/safety pull cord, walk-in shower enclosure and (with electric shower and handheld attachment over), panelled bath (with dual taps and Bath Knight accessibility apparatus over), radiator, pedestal wash hand basin, WC.

Separate WC:
(Added by current owners with all relevant permissions). Pedestal wash hand basin, WC with hidden cistern.

Guest Suite:
A Guest Suite is available for hire. The following charges are per night – to include a light breakfast, WiFi and car parking: Owners' Guest Single £60.00 Owners' Guest Double £70.00 Extra Bed £12.00

On-Site Restaurant:
In the East Wing of Melton Court is the On-Site Restaurant, servicing – open 7 days per week.
Mon-Sat £11.50
Sun £13.50

Visitors lunch
Mon-Sat £14
Sun £16.50
Tray service £1.75 Tea & coffee is free

Communal Facilities:
Communal Laundry room (small extra charge on machines), Communal Social Lounge with Coffee Bar, and On-Site Restaurant (East Wing).

Communal Grounds:
Vehicular and pedestrian access from front, path leading to communal bin and buggy storage, communal gardens, resident and visitor parking, pedestrian access to Poole Road.

Tenure:
Leasehold – c.96 years remaining on the lease.

Service Charge:
£953.12 per month (£11,437.44 per annum)

Ground Rent:
Peppercorn**.**

Photography

















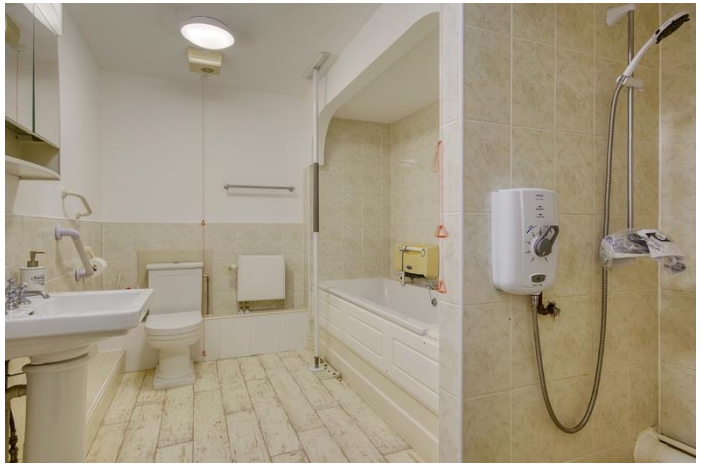




































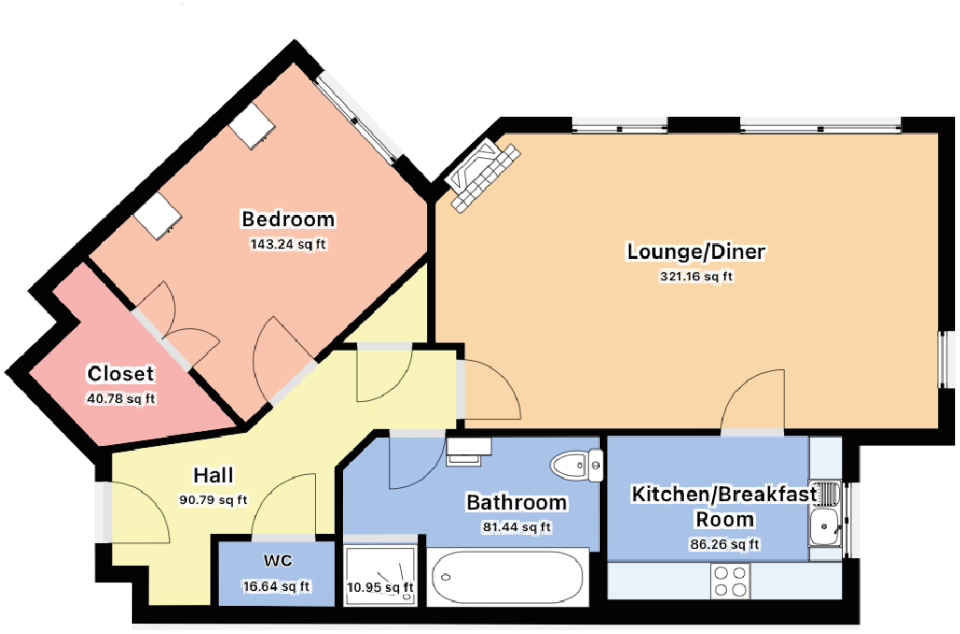








Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OFANY KIND. SIMOM RCO DISCLAIMS ANY WARRANTY INCLUDING. WITHOUT LIMITATION. SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

EPC

Flat 83 Melton Court 37 Lindsay Road POOLE BH13 6BH	Energy rating **B**	Valid until:	**15 February 2036**
		Certificate number:	**9900-1171-0122-7528-3963**

Property type	Top-floor flat
Total floor area	83 square metres

Rules on letting this property

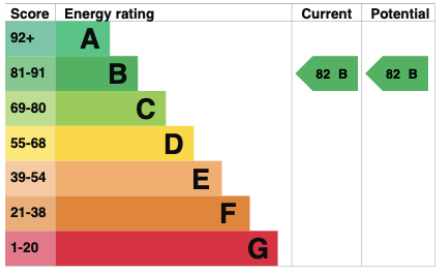
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is B. 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

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