

**Flat 35 Melton Court,
37 Lindsay Road, Branksome Park,
Poole, BH13 6BH**

**£179,995
Leasehold**



Melton Court is a fully managed luxury retirement development comprising of 90 apartments arranged within two blocks and is set within attractive and well maintained gardens. Flat 35 is situated on the fourth floor and enjoys far reaching views and offers residents secure assisted living with a wide range of services which include an on site restaurant, communal lounge and function room, guest suite, 24 hour care line, laundry, weekly service clean, attractive and well maintained gardens, secure parking and is staffed and managed 24 hours a day. The apartment itself offers spacious and well configured accommodation comprising entrance hall, sitting room, kitchen/breakfast room, two double bedrooms and a large bathroom/wet room. Other features include gas central heating and double glazing. Offered for sale with vacant possession.

LOCATION One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

ENTRANCE HALL Radiator, large built in storage cupboard with fitted shelving, further full height built in cupboard with shelving, built in airing cupboard with slatted wooden linen shelving, wall mounted alarm and thermostat.

LOUNGE 14' 1" x 11' (4.29m x 3.35m) UPVC double glazed window, radiator, ornamental fire surround with point for electric fire

KITCHEN 11' 3" x 8' (3.43m x 2.44m) Fitted with a range of units comprising base and wall mounted cupboards and drawers with complementary roll top worksurface areas having ceramic tiled splashbacks, one and a half bowl sink unit with chrome swan neck mixer tap, split level electric oven with matching electric hob and extractor hood above, integrated fridge and freezer, space and plumbing for automatic washing machine, UPVC double glazed window, radiator, wall mounted central heating boiler, space for a small dining table

BEDROOM 1 12' 10" x 10' 9" (3.91m x 3.28m) UPVC double glazed window, radiator, built in mirror fronted double wardrobe

BEDROOM 2 9' 6" x 8' 11" (2.9m x 2.72m) UPVC double glazed window, radiator, range of fitted bedroom furniture comprising dressing table, full height cupboards with hanging rail and shelf, bedside storage units and open corner display shelving, further wall mounted cupboards



BATHROOM Fitted with a coloured suite comprising panel enclosed bath, pedestal wash hand basin, low flush WC, fully tiled walk in shower with Bristan electric shower, rail and curtain, part ceramic tiled walls, radiator

APPROACH Automatic doors open into a large and welcoming entrance foyer with reception area and lift and stairs to all floors

OUTSIDE Melton Court is set within attractive and well maintained communal gardens

LEASE INFORMATION We are informed by the vendor that there are 73 years remaining on the Lease.

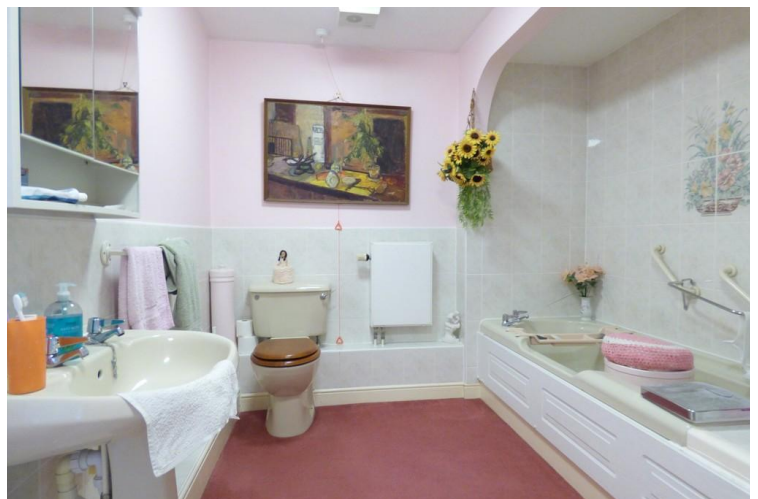
GROUND RENT N/A

MAINTENANCE From 1st April 2023 – 31st March 2024 the monthly fee is £707.91 which includes buildings insurance, window cleaning inside and out and one and a half hour apartment cleaning per week.

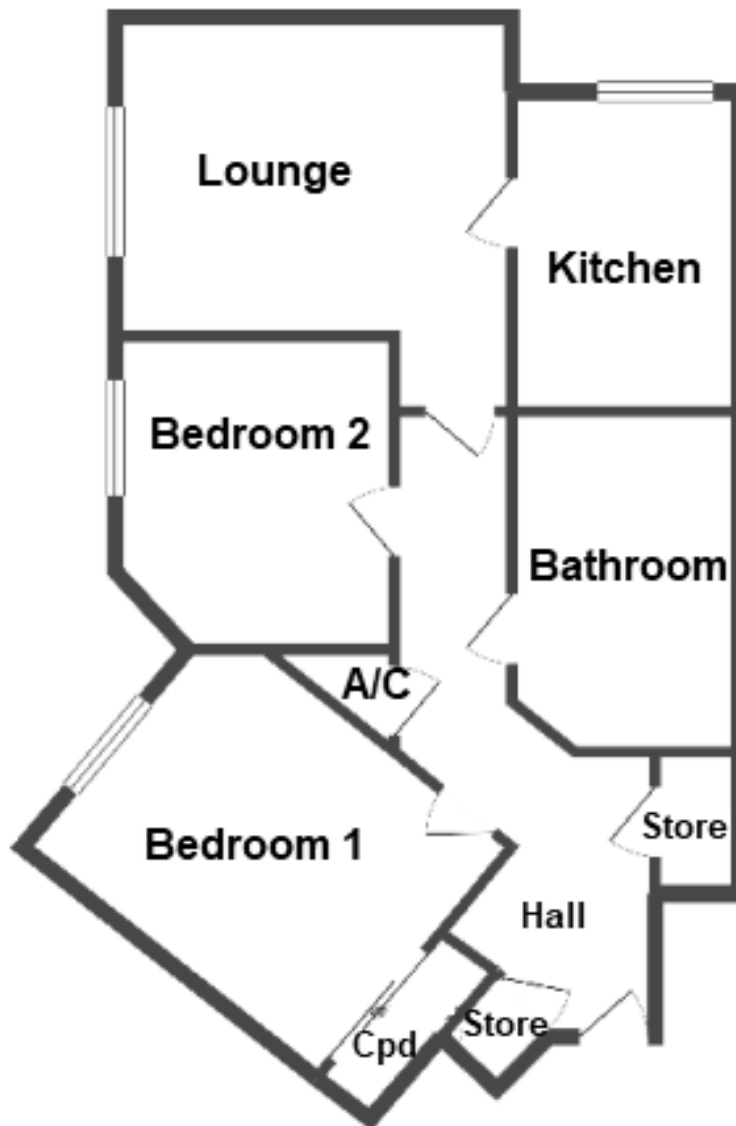
COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 15175



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk