





HOUSE & SON

Welcome to a refined haven, tailored to meet the needs of discerning retirees. Step into this meticulously designed retirement complex, where every aspect has been carefully considered to ensure unmatched comfort and ease.

Ascend effortlessly to the fourth floor via lift or staircase, arriving at your own private sanctuary. As you enter, a spacious entrance hall sets the stage for the experience that awaits.

The dual-aspect living room welcomes you with abundant natural light, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. Adjacent, a fitted kitchen awaits, complete with integrated appliances - a culinary haven where every dish can become a masterpiece.

Retreat to two generously proportioned bedrooms, each adorned with bespoke built-in wardrobes offering ample storage. Relax in the sizeable bathroom, featuring a bath and separate walk-in shower for moments of relaxation.

For added convenience, there is a separate cloakroom. Two large built-in storage cupboards, ensuring more than adequate provision for coats, shoes, hoovers etc. With designated parking and visitor accommodations, stress-free arrivals are guaranteed for both you and your guests.

Outside, immerse yourself in meticulously manicured communal gardens, ideal for leisurely strolls or moments of tranquil contemplation. With 24-hour care lines available, enjoy peace of mind knowing help is always at hand, allowing you to embrace retirement with confidence.

Socialize in the distinguished West Wing, where a communal lounge invites you to unwind in sophisticated style. Cultivate your passions in the hobbies room, fostering connections with fellow residents in an atmosphere of camaraderie.



In the East Wing, savour culinary delights in the communal restaurant, engage in friendly competition in the Games Room, and embrace a lifestyle where each day offers new opportunities for relaxation, recreation, and meaningful connections.

This property offers community living and vibrant social engagement, intertwining seamlessly to offer you a sanctuary where every moment is filled with possibilities.

COMMUNAL ENTRANCE

LIFT AND STAIRS TO ALL FLOORS

4RT FLOOR ENTRANCE TO 81 MELTON COURT

ENTRANCE HALL

LOUNGE/DINER

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)



AGENT'S NOTE

The property is age over 65's.

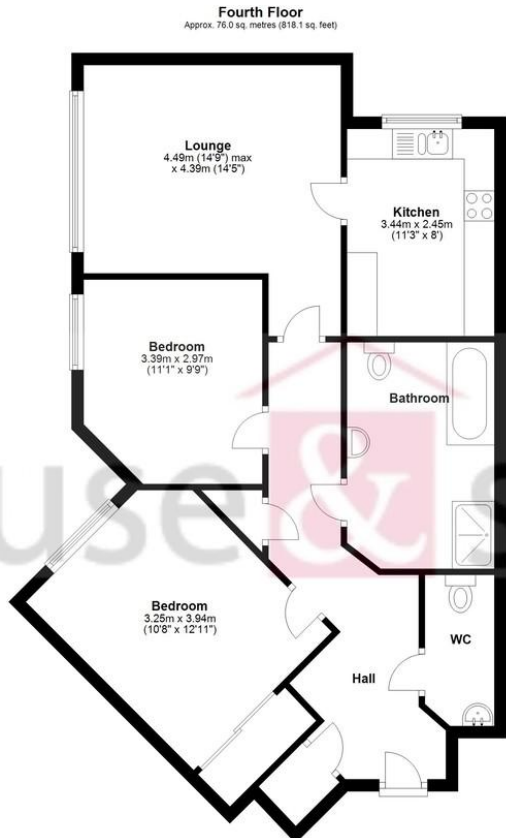
TENURE

Leasehold: 125 years from 1997.

SERVICE CHARGES

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





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 859008)
Plan produced using PlanUp.



English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 81 Melton Court 37 Lindsay Road POOLE BH15 6BH	Energy rating	Valid until:	29 April 2034
	B	Certificate number:	6634-0524-2300-0250-7272

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

348 Wimborne Road, Bournemouth,
Dorset, BH9 2HH

www.houseandson.net

01202 244844

winton@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 and 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.