



## MELTON COURT, LINDSAY ROAD, POOLE, BH13

### **£250,000 LEASEHOLD**

An incredibly bright and spacious two bedroom retirement apartment set within this extremely popular retirement development benefiting from many onsite facilities to include 24 hour management, restaurant, resident lounge and all within a level walk of Westbourne and good travel connections.

Premier retirement development | Third floor (wheel chair friendly) | Two good size bedrooms | Bright lounge | Kitchen breakfast room | Large accessible bathroom | Resident parking | Easy access to Westbourne

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.





## DESCRIPTION

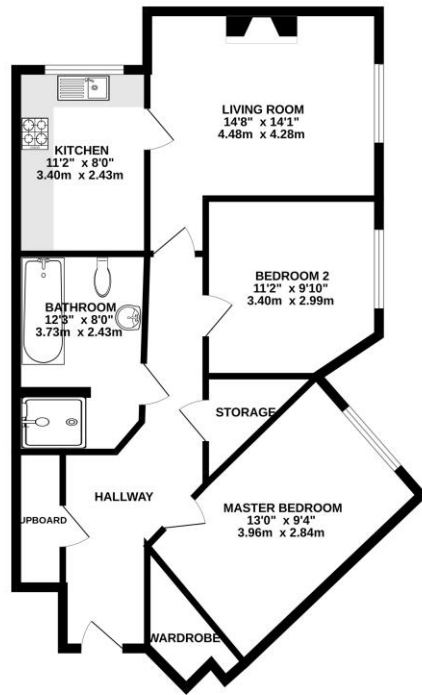
The apartment is situated on the third floor, which can be accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment houses a storage cupboard and doors to principal rooms.

The bright lounge benefits from feature fireplace suitable for an electric fire and a large window to the rear aspect. The kitchen breakfast room is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and room for a table.

There are two good size double bedrooms, both with fitted wardrobes and space for further freestanding furniture. The large bathroom is configured as a wet room and benefits from WC, wash hand basin, a panelled bath and an easy access walk-in shower.

Melton Court is monitored 24 hours a day by management team which have a reception area in the lobby, there is also an on-site restaurant, and hair salon. The apartments are fitted with an red care alert system. Resident parking can be found to the rear of the development.

THIRD FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA - 778 sq.ft. (72.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homplan 10/2023

*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** F

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Premier retirement development
- Third floor (wheel chair friendly)
- Two good size bedrooms
- Bright lounge
- Kitchen breakfast room
- Large accessible bathroom
- Resident parking
- Easy access to Westbourne

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

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