



## Lindsay Road, Dorset, BH13

£150,000 *Leasehold*



Melton Court is a retirement development that contains 90 apartments split over two buildings, East & West block. Surrounded by stunning landscaped grounds and located just two miles from Branksome Chine, these retirement apartments offer occupants fantastic tree views whilst being close to the beach. Melton Court also has ample parking available for you and your visitors.

### KEY FEATURES

- Service charge paid for one year from point of sale
- Retirement Apartment
- Two Double Bedrooms
- Ample Fitted Storage
- Bright Rooms - redecorated and newly carpeted
- Residents Parking



**Westbourne**

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Inside, the apartment has incredibly bright and spacious accommodation to include two double bedrooms, a spacious lounge diner which has ample room for a dining table, fully fitted kitchen and a wet room with walk in shower, full bath, low level WC and wash hand basin. The apartment also has excellent storage throughout to include fitted wardrobes to the main bedroom and two large hallway cupboards.

Melton Court is situated close to many amenities including a large Tesco and a Medical Centre in Westbourne. Whether you require a hairdresser or a chiropodist, there are a few that visit the Court on a regular basis, and a prescription delivery service is also available.

<https://meltoncourtpoole.co.uk/>

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 95 year and 10 months

**Service Charge:** £10735 per annum

**Council Tax Band:** F

**EPC rating:** C

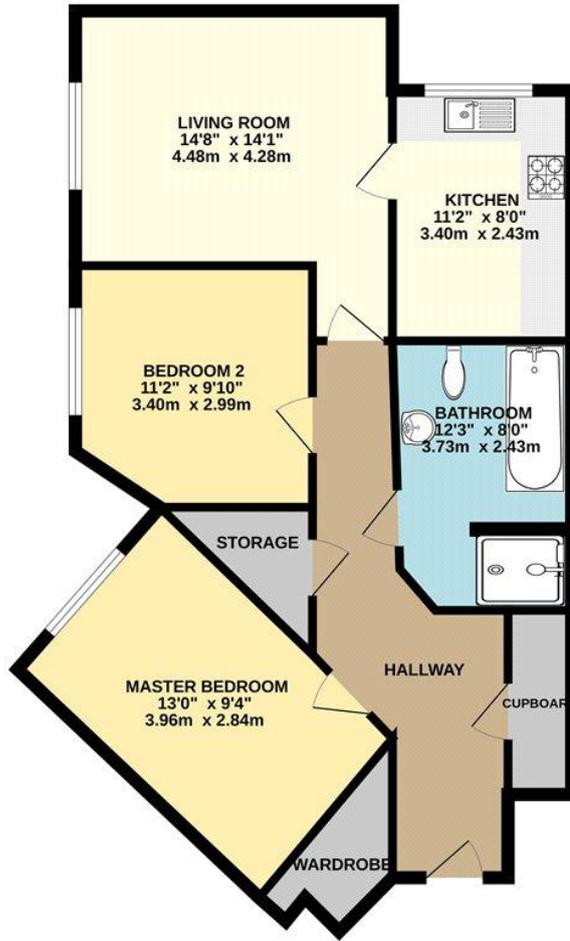
One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park 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.



THIRD FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/WBN250098>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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