



Asking Price £185,000 Leasehold

1 Bedroom, Apartment - Retirement

9, Melton Court Lindsay Road, Poole, Dorset, BH13 6BH

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Melton Court

Melton Court is a wonderful Independent Retirement Living development of 90 one and two bedroom apartments arranged over 2 buildings, which are situated on Lindsay Road, less than 200 meters from Tesco and within half a mile of Lidl and Branksome Train Station. Melton Court provides easy access to transport links, miles of sandy beaches and is within close proximity to Bournemouth, Parkstone and Westbourne.

The development is run by the Owners, for the Owners and very much has its community at heart. There is an Owners Lounge, Dining room (3 Course lunch available 7 days a week for a small cost), Guest suite for visiting friends and family, Laundry room and lovely communal gardens. Melton Court also provides residents with 1.5 hours of weekly cleaning (or other support) via their team of housekeepers.

Melton Court has been designed with safety and security at the forefront. The apartment has an emergency pull chord system installed, monitored by the onsite Duty Manager 24 hours a day, 365 days a year by the support team. There is also staff on site 24 hours a day and a secure video entry.

Melton Court requires residents to be over the age of 65.

The lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property. Further information is available from the Court Manager.



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Property Overview

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Situated in a highly convenient position, close to the stairs and the lift, lies this wonderful one bedroom first floor apartment which forms part of the vibrant Melton Court development on Lindsay Road.

The Living Room offers ample space for living and dining room furniture. A large window provides views overlooking the communal gardens to the rear of the development and a door leads through to the Kitchen.

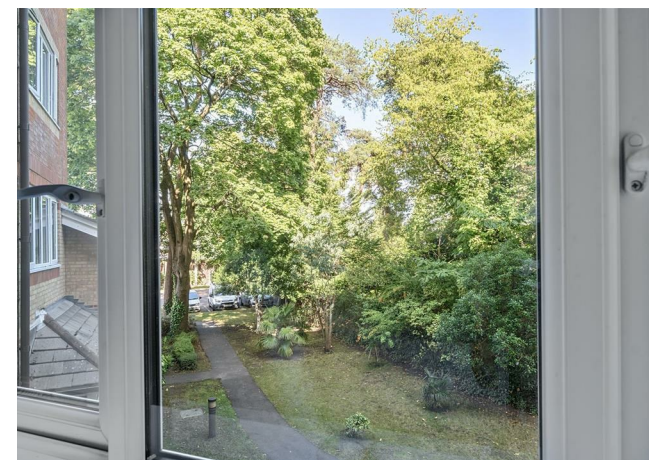
The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is an integrated fridge/freezer, a built in waist height oven and a 4 ring electric hob with extractor over. A window allows for light and ventilation.

The Bedroom is a lovely double room with a built in mirrored wardrobe and a view over the communal gardens.

The Bathroom is a notable feature of the property due to its size and the fact it offers a bath and a level access shower area. There is also a WC, wash hand basin and emergency pull chord.

Perfectly complementing this wonderful apartment are three individual storage cupboards which are located in the hallway.

This apartment simply must be viewed!



Features

- One bedroom first floor apartment
- Close to the town centre & excellent transport links
- Duty manager on site 24 hours a day
- Laundry room for Owners
- Weekly housekeeping assistance
- Owners private car park
- A guest suite is available for family and friends to stay in
- Communal gardens



Key Information

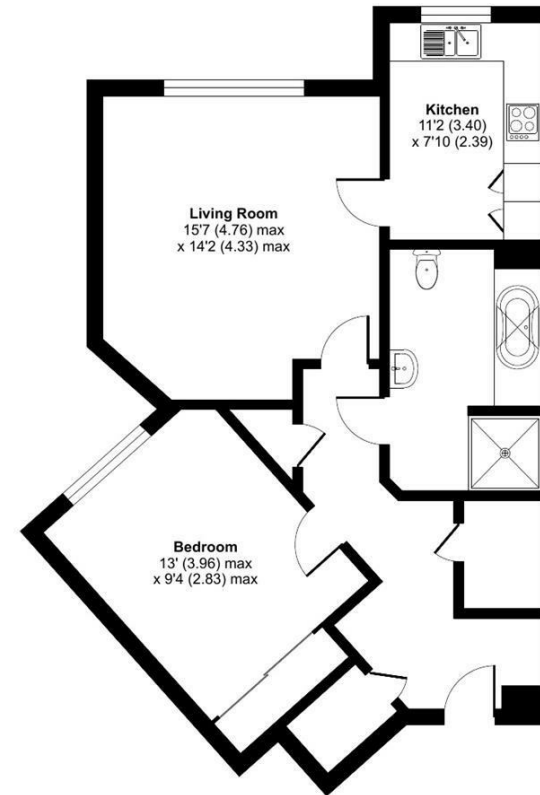
Service Charge (Year ending 31st March 2026) is £912.18 per month which includes water charges and all communal charges

No Ground Rent is Payable at this development

Council Tax band E

98 Years remaining on the lease

Approximate Area = 736 sq ft / 68.3 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1349758

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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