



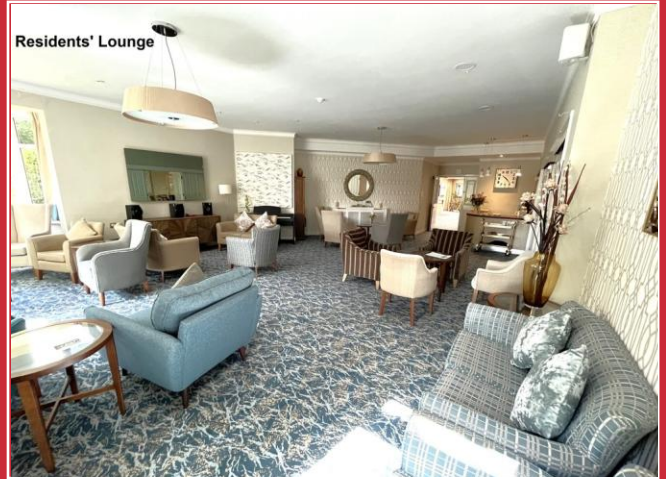
3 Melton Court, 37 Lindsay Road, Westbourne BH13 6BH

Occupying a wonderful location close to Westbourne, lies this two bedroom ground floor retirement apartment for over 65's set within a luxurious development. There is well-proportioned living accommodation on offer and excellent facilities including an on-site restaurant, residents' lounge, 24 hour care line, laundry, weekly service clean, beautiful communal gardens, residents'/visitors' parking and is staffed and managed 24 hours a day. Offered for sale with No Forward Chain.

EPC: 78 Council Tax Band: F Price: £195,000 Leasehold







Key Features

- GROUND FLOOR RETIREMENT APARTMENT
- LUXURIOUS & PRESTIGIOUS DEVELOPMENT
- GOOD SIZE ENTRANCE HALLWAY WITH AMPLE STORAGE
- COSY LOUNGE
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS (VERY GENEROUS SIZE MASTER)
- SPACIOUS BATHROOM/WET ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- 24 HR CARE LINE/ON-SITE RESTAURANT & EXCELLENT COMMUNAL FACILITIES
- CLOSE TO AMENITIES & WESTBOURNE

The Property

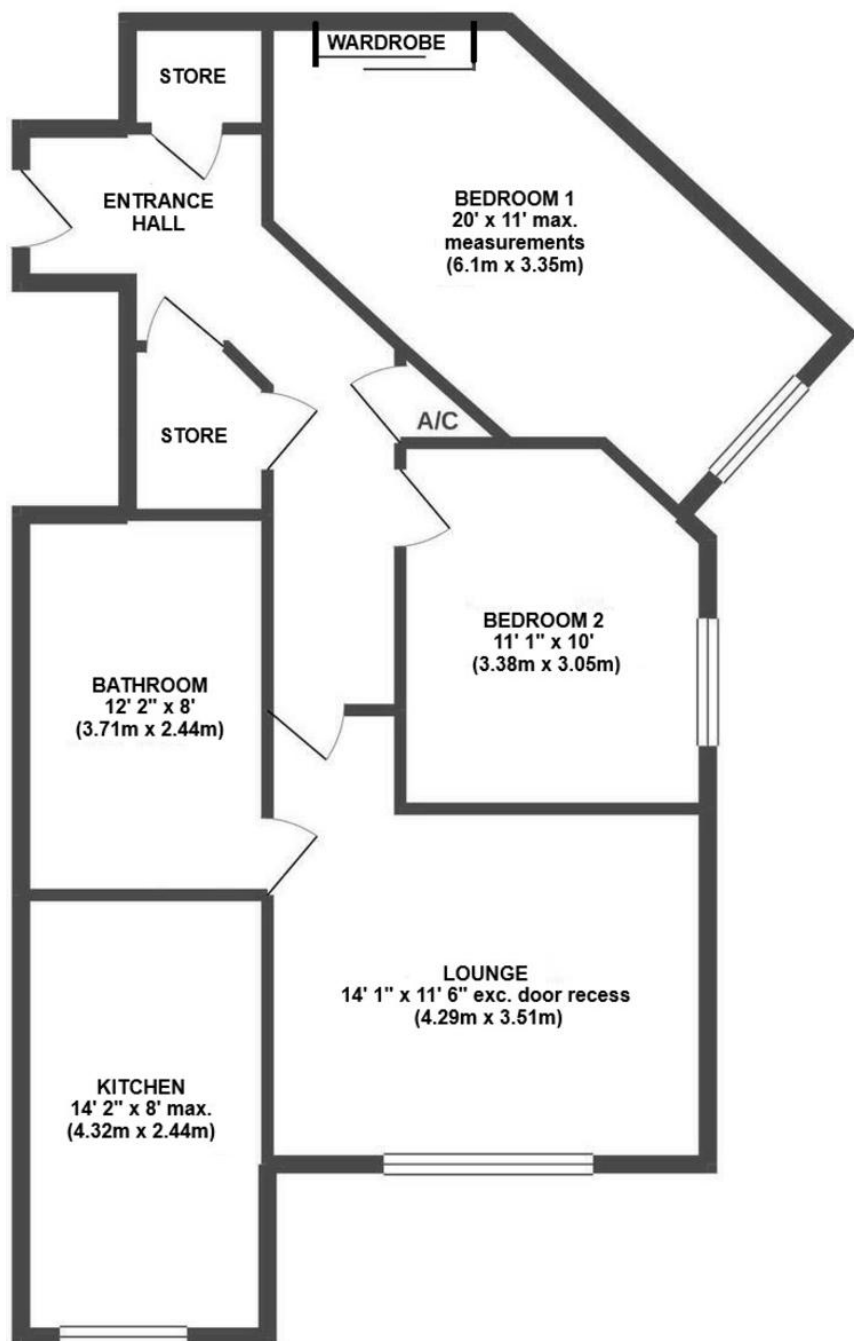
A personal entrance door leads into the generous size hallway with three storage cupboards and sensor lighting. Doors then lead off to all rooms with the light, bright and cosy lounge providing access into the kitchen with ample storage units, work space and space for a small table and chairs.

There are two double bedrooms with the size of the master being a particular feature, with fitted wardrobes and a spacious bathroom/wet room completes the accommodation.

The apartment, which is offered for sale with no

forward chain, benefits from UPVC double glazing and gas fired central heating. There are superb faculties on offer, along with residents' activities and a short distance away is a Tesco supermarket and Westbourne village with its array of popular shops, cafes, restaurants and boutiques.

The property is held on a Lease with 97 years remaining from 1st January 2025. The service and maintenance charges are approximately £846.96 per month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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