

## 8 Kings Court (Fordingbridge)

Salisbury Street, Fordingbridge, Hampshire, SP6 1AL



**PRICE: £175,000**

**Lease: 125 years from 2001**

### Property Description:

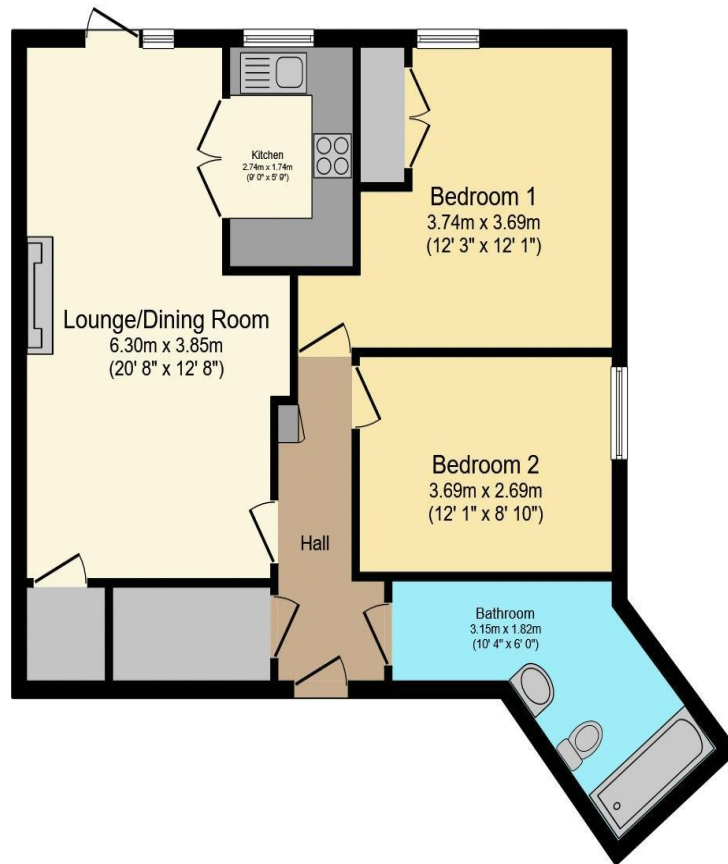
**\*\*NO GROUND RENT\*\* A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR**

Kings Court was constructed by McCarthy & Stone (Developments) Ltd in 2001 and comprises 41 properties arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that we may apply to this property. To include: carpets, curtains and light fittings

- Residents' lounge & Car park
- Guest suite/Communal Laundry
- 24 hour emergency Careline system
- Video door entry system(linked to Residents' TV)
- House Manager
- Lift to all floors
- Service Charge £TBC Ground Rent: N/A
- Lease: 125 years from 2001



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 70.9 sq.m. (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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# EPC to follow.

**For Financial Year Ending:**

**01/03/2025**

**Annual Ground Rent:**

**£N/A**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£TBC**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer  
1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.