

**Barton Hall Court,**  
Barton Road, Fordingbridge, SP6 1FH







# Offers In Excess Of £190,000

A unique opportunity to purchase a wonderful Grade 2 Listed, first floor, character apartment. A former 'Work House' residence in 1865, this beautiful building was expertly renovated and converted to residential use CIRCA 2015/16. The spacious one bedroom apartment enjoys features which include 3m high ceilings, picture rails and original sash windows with an open plan kitchen/dining and sitting room. This apartment would be a perfect first time buyer purchase or someone looking to downsize and be central to Fordingbridge town centre or wanting a holiday home near to the New Forest.

 1  1  1  x1 Parking Bay

- First Floor x1 Bedroom Apartment
- Grade 2 Listed – Converted CIRCA 2015
- Open Plan Kitchen / Dining / Sitting Room
- Spacious Bedroom and Bathroom
- Communal Gardens
- Located within the Centre of Fordingbridge
- Allocated Parking Bay and Visitors Parking
- Re-Decorated in No 2025 and New Carpets Fitted
- No Chain

## Communal Entrance

The communal entrance provides access to four apartments, two on the ground floor and two on the first floor where flat eight is located. Stairs rise to the first floor which shares an entrance hallway and lobby with its neighbour.

## Entrance Hallway

The front door to the property provides access to an internal hallway where there is space for coats and shoe storage. A built in cupboard provides access to the fuse board and an additional built in cupboard has shelving for linen and houses the hot water tank. The bedroom and living accommodation is located to one side of the apartment with the bathroom to the other.

## Kitchen/Dining and Sitting Room

An internal door from the hallway provides access into the dual aspect kitchen, dining, sitting room. The open plan space is filled with natural light from the south/west front elevation and large sash windows. The traditional shaker style kitchen is fitted with an oak effect laminate worksurface with a ceramic sink and a half unit and drainer with a mixer tap, four ring Lamona electric hob and stainless steel chimney style extractor with a glass splashback. Appliances include an undercounter oven, slimline dishwasher, integral fridge/freezer and washing machine. Flooring within the room is laid with a wood effect laminate. The dining area has ample space for a

four seater dining table and chairs and sitting area has room for a corner sofa suite and freestanding furniture.

## Bedroom

The spacious bedroom also has a lovely south/west aspect and views over the communal gardens to the front elevation. There is ample room for a king size bed and bedside tables with an alcove space for a bank of freestanding wardrobes or a perfect space to build in.

## Bathroom

The triple aspect bathroom is a generous size and has been fitted with a traditional suite to include a wash hand basin and pedestal with traditional taps, low-level W.C, a panelled bath with shower over and separate

handheld attachment with traditional style taps, enclosed with tiled walls and tile effect flooring and also features a wall mounted tower rail.

## Externally

The apartment benefits from one allocated parking bay, a visitors parking pass and has the use of the established communal gardens which have been attractively landscaped to lawn with shrub beds and hedging. There is also a communal bicycle store and refuse store.

The whole development comprises eleven apartments and four single storey cottages, all incorporating original period features that blend with the requirements of modern day living.

## Lease Information

**Tenure** – Leasehold

**Lease Length** - 125 years from new in 2015 (Circa 115 years remaining)

**Ground Rent** – £250 P.A Ground Rent

**Service Charge** – £1800 P.A (Buildings Insurance not Included)

**Management Company** - Private Management Company all property owners.

**Local Authority** – New Forest District Council

**Council Tax Band** – A

**EPC Rating:** N/A as Grade 2 Listed



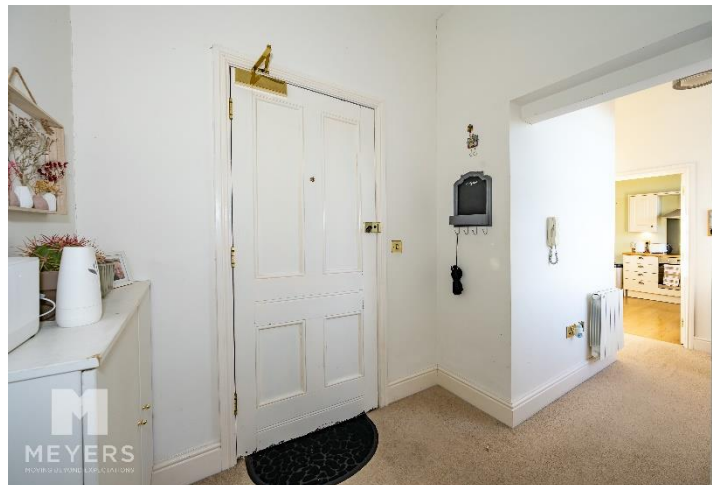
## Location

Barton Hall is conveniently located a short distance from the town centre, within close, level walking distance of the amenities that include an array of shops, a cinema, a selection of pubs and restaurants, a library, a building society and a GP's surgery, which is located adjacent to Barton Hall. Sporting and recreational needs are well served by Fordingbridge Recreation Ground and Sports Club located on the banks of the River Avon, which is home to rugby and football teams. There is reputable primary schooling at Fordingbridge Infant & Junior School and Burgate Secondary School. Communications in the area are good with convenient road access to the regional centres of Salisbury, Bournemouth and Southampton, all of which can provide a more comprehensive range of amenities. The regular X3 bus service serving Salisbury and

and Bournemouth stops in the town whilst mainline rail services to London (Waterloo) are available from Southampton Parkway and Salisbury. There are airports at Southampton and Bournemouth. For the outdoor enthusiast the New Forest is close at hand, its thousands of acres of heath and woodland providing glorious walking and riding country, whilst water sports opportunities abound on the South Coast.

## Directions

From the mini-roundabout follow the High Street to the far end. Keep right where it merges with Shaftesbury Street and take the next right into Bartons Road. Follow the road around, passing in front of the main entrance of Bartons Hall and the allocated parking space for No.8 is located to the right hand corner to the main entrance. There are several visitor spaces marked with a 'V'.





**BARTONS ROAD**  
**FORDINGBRIDGE**  
**SP6**

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

| APPROXIMATE AREAS         |           |
|---------------------------|-----------|
| GROUND FLOOR AREA         | N/A SQ FT |
| FIRST FLOOR AREA          | N/A SQ FT |
| TOTAL FLOOR AREA          | 505 SQ FT |
| COUNCIL TAX               | A         |
| EPC RATING                | N/A       |
| APPROXIMATE UTILITY COSTS |           |

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