

11 Homebridge House, Salisbury Road, Fordingbridge SP6 1JJ



A well-presented ground floor retirement apartment in established complex within a short level walk of Town centre.

Hall, sitting room, kitchenette, double bedroom with fitted wardrobes, shower room/WC.
Electric heating. House manager & communal facilities. Car parking.
Vacant possession. EPC rating: Band D.

Price: £85,000 Leasehold

Viewing: Strictly by prior appointment through above sole agents.

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Outgoings: Council tax band A Amount payable 2024/25: £1411.45

Lease: 99 years from 1983 **Ground rent:** £220.81 payable 6 monthly (£441.62 annually)

Maintenance/service contribution: £1355.37 payable 6 monthly (£2710.74 annually)

Services: Mains water, electricity and drainage.

Location: Homebridge House is well located a short walk from the town centre. Vehicular access is from Salisbury Road, there is also pedestrian access from Green Lane which provides a short level walk to the shops.

Fordingbridge offers a number of specialist shops, post office, pharmacies, a building society and public library. There are churches of various denominations and a medical centre located on the edge of the central car park. The main bus route runs frequent services to Salisbury, Ringwood and Bournemouth, some 11, 6 and 18 miles respectively.

Residents must be over 60 years of age. There is a residents lounge and laundry room. The House Manager can be contacted from various points within each apartment with a new pull-cord system and when off duty there is a 24 hour emergency Careline response system.

The property has been improved with new carpets and is well decorated throughout, offering well-presented attractive accommodation with no forward chain.

Entrance door from communal hall:

Hall: Cupboard with hot water tank and shelving.

Sitting Room: Electric storage heater. Wall lights. Door to garden.

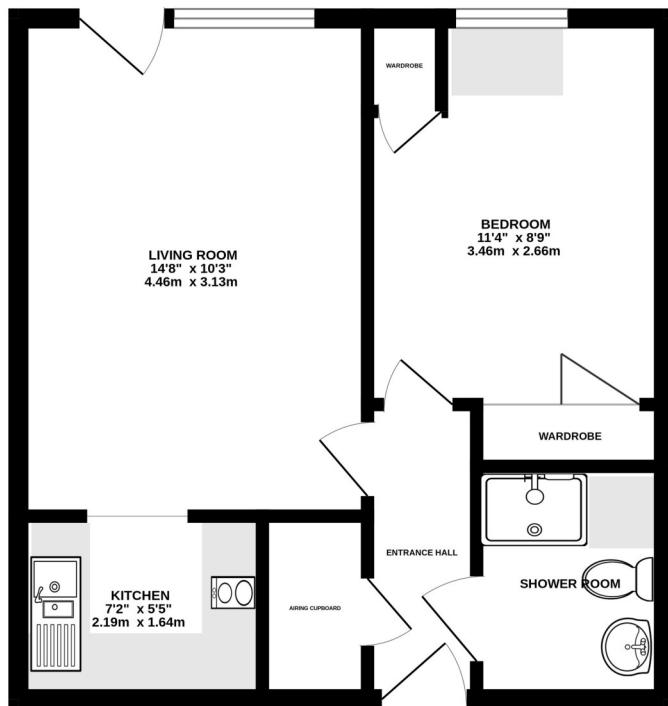
Kitchen: Fitted with base cupboards, drawers and wall units. Laminate work surfaces. Integrated electric oven. 2 burner electric hob. Stainless steel sink. Under counter fridge.

Double bedroom: Built-in double wardrobe. Single wardrobe with dressing table and drawers. Electric storage heater.

Bathroom: Shower enclosure with electric shower fitted. WC. Vanity washbasin. Wall heater.

Externally: There is access from the sitting room to the attractive and well-maintained communal garden. The grounds are maintained by the management company. The car park provides parking for several vehicles.

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 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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