

Flat 4, Kings Court, Fordingbridge, Hampshire SP6 1AL



A well-presented ground floor retirement apartment overlooking the well-maintained gardens and close to Town centre.

Entrance hall, sitting room, double bedroom with fitted wardrobe, fitted kitchen, shower room/WC, UPVC double glazing, electric heating. Facilities include security entry phone, emergency pull cords to care line, residents lounge, communal laundry room. EPC rating: Band C. No forward chain.

Price: £125,000 Leasehold

Viewing: Strictly by prior appointment.

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Outgoings: Council tax band: C Amount payable 2024/25: £1969.73

Lease: 125 Years from 2001 Ground Rent: £350.00 per annum. Maintenance/service contribution: £2145.74 paid in two instalments on 1st March and 1st September.

The 24 hour Careline response system can be contacted from various points within each apartment.

Services: Mains water, electricity and drainage.

Location: Kings Court is located centrally within the town with access from the main car park and a short walk from local shops and post office. Number 4 is located on the ground floor with view over the attractive garden.

Fordingbridge offers a number of independent shops and eateries, a post office, pharmacy, 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 a frequent service (X3) to Salisbury, Ringwood and Bournemouth, 11, 6 and 18 miles respectively.

The apartment is located conveniently close to the town centre. The property is presented in good order and is offered with vacant possession.

Hall: Entrance door from communal hall. Emergency pull cord. Large walk-in cupboard with a hot water tank and storage. Broom cupboard.

Sitting Room: 19` 9" x 10` 9" max. (6.03m x 3.28m)
Adams style fire surround with electric fire. Electric storage heater. Double glazed door to garden.

Kitchen: 7` 7" x 7` 0" average. (2.32m x 2.14m)
Base cupboards & drawers, wall cupboards, laminate work surfaces with inset stainless steel single drainer sink. Integrated electric hob with extractor filter hood over & eye level oven. Space for refrigerator. Vinyl floor covering. Window overlooking garden.

Bedroom: 13` 8" x 9` 0" (4.17m x 2.75m).
Fitted mirror fronted double wardrobe. Electric storage heater. Window overlooking garden.

Bathroom:
Large walk-in shower. WC, vanity unit with wash basin & cupboard under. Electric fan heater & towel rail.

Externally:
A door from the sitting room leads to a secluded patio area which has been planted and maintained by the current owner, leading to the communal gardens. The landscaped garden grounds are accessible by residents & are maintained by the management company (forms part of the Management fee contribution). There is visitor parking on site but also in the main Town car park which is adjacent to the complex. There is easy access into the Town centre via Salisbury Street or through the main entrance & car park.

