

Flat 14, Kings Court, Salisbury Street, Fordingbridge SP6 1AL



A well-presented ground floor retirement apartment 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, residents lounge, communal laundry room. EPC rating: Band C. No forward chain.

Price: £127,000 Leasehold

Viewing: Strictly by prior appointment with the sole agents.

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Outgoings: Council tax band: C Amount payable 2024/25: £1,984.54

Lease: 125 Years from 2001 Ground Rent: £ 350.00 Per annum Maintenance: £1078.77 for period 1.3.24 to 31.8.24

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 14 is located on the ground floor within this well designed complex.

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 a frequent service (X3) to Salisbury, Ringwood and Bournemouth, some 11, 6 and 18 miles respectively.

There is a 24 hour emergency Careline response system and a video entry door system (linked residents TV).

The apartment is located on the ground floor with access to the enclosed courtyard. There is a guest suite within the complex and laundry room. The updated and well presented accommodation is as follows;

Hall: Entrance door with spy hole leading from communal hall. Electric storage heater. Large walk-in cupboard with water heater, light and shelves. Cupboard with electrics.

Sitting Room: Electric storage heater. Door to courtyard. Adams style fireplace with electric fire.

Kitchen: Fitted with base cupboards, drawers and wall units with laminated work surface. 2 burner electric hob with extractor fan over. Electric oven. Space for under counter fridge & freezer. Single stainless steel sink and drainer.

Bedroom: Electric storage heater. Built in wardrobe with mirror doors.

Bathroom: Fitted with a walk-in shower. Vanity washbasin. WC. Heated towel rail.

Externally:

The landscaped garden grounds are accessible by residents & are maintained by the management company (forms part of the Management fee contribution).

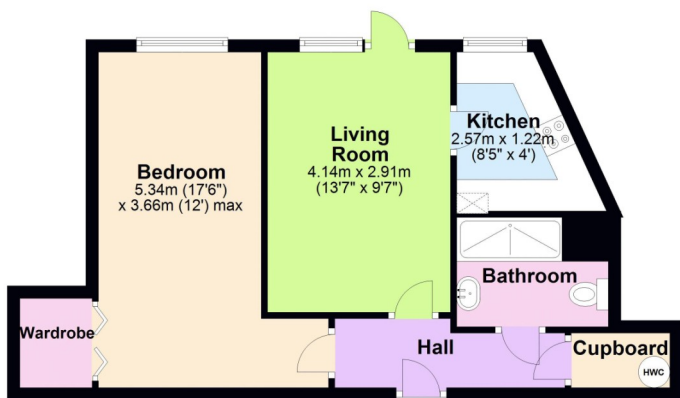
There is visitor parking on site but also in the main Town car park which is adjacent to the complex.

There is easy access into the Town centre via Salisbury Street or through the main entrance & car park.



Floor Plan

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 44.5 sq. metres (478.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.