

38 Kings Court, Fordingbridge SP6 1AL



A refurbished and tastefully presented second floor flat conveniently located close to local amenities.

Entrance hall, sitting room, 2 double bedrooms, fitted kitchen, shower room/WC, UPVC double glazing, electric heating. Facilities include security entry phone, emergency pull cords, residents lounge and communal laundry room. EPC Band C.

Price: £182,500 Leasehold

Viewing: Strictly by prior appointment.

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Outgoings: Council tax band: D Amount payable 2024/25: £2215.95

Lease: 125 Years from 2001 **Ground Rent:** £410 per annum. **Maintenance/service contribution:** £3236.30 paid in two instalments on 1st March and 1st September.

Services: Mains water, electricity and drainage.

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

Location: Kings Court, built in 2001 by McCarthy & Stone, is centrally positioned within the town providing easy access from the main car park and a short walk from local amenities. Number 38 is located on the second floor, accessed by a lift or stairs.

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.

One of only a few 2 bedroom properties within the development, No 38 has been tastefully refurbished in 2023 including a new bathroom, kitchen, new electric water heater and wifi controlled wall heaters and, most recently, a new double shower unit has been fitted. The property offers spacious, beautifully presented, accommodation as follows:

Hall: Entrance door from communal hall. Large walk-in cupboard with hot water cylinder and storage. Broom cupboard. Electric heater.

Bathroom: Large shower enclosure with rain shower. WC. Vanity washbasin. Heated towel rail.

Sitting /dining room: Adams style fireplace electric fire fitted. Electric heater. Walk-in cupboard. Doors to:

Externally:

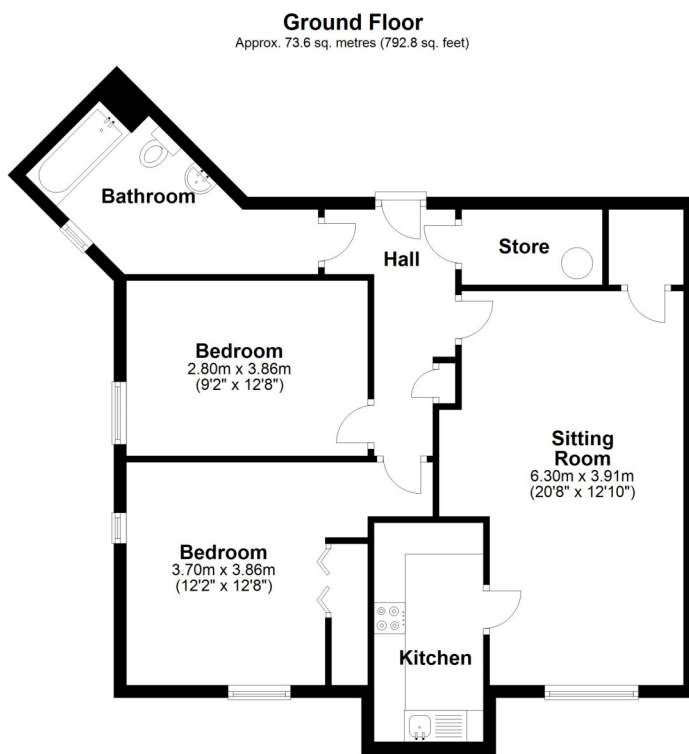
The landscaped and well maintained garden grounds include a central communal courtyard with seating areas and well planted beds, along with a second area of lawned garden.

Kitchen: Fitted with a range of base cupboards & drawers, wall cupboards, laminate work surfaces with inset sink. Integrated 4 burner electric hob with extractor hood over & eye level electric oven. Integrated fridge, freezer and dishwasher.

There is parking on site, on a first come first served basis, along with convenient parking in the main town car park adjacent to Kings Court.

Bedroom 1: Fitted mirror fronted double wardrobes. Electric storage heater.

Bedroom 2: Electric storage heater.



Total area: approx. 73.6 sq. metres (792.8 sq. feet)