

Flat 11, Kings Court, Salisbury Street, Fordingbridge SP6 1AL



Updated and well-presented ground floor retirement apartment located conveniently for local amenities and the main bus route.

Entrance hall, sitting room, double bedroom with fitted wardrobe, fitted kitchen, re-fitted shower room/WC, UPVC double glazing, electric heating. Facilities include security entry phone, residents lounge, communal laundry room and guest suite. EPC rating band C. No forward chain.

Price: £125,000 Leasehold

Viewing: Strictly by prior appointment with the sole agents.

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Outgoings: Council tax band: C Amount payable 2024/25: £1,969.73

Lease: 125 Years from 2001 Ground Rent: £775.46 per annum. Maintenance: £1078.77 for period 1.3.24 to 31.8.24

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 11 is located on the ground floor with easy access to Salisbury Street and independent access to the property via the sitting room door.

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, which has been updated by the current owners, most recently having a new shower room fitted, has well presented accommodation as follows;

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

Sitting Room: Electric storage heater. Adams style fireplace with electric fire. Door to courtyard garden which the current owners use as their main entrance.

Kitchen: Fitted with base cupboards, drawers and wall units with laminated work surface. 4 burner electric hob with extractor fan over. Electric oven. Space for fridge/freezer. Stainless steel sink and drainer. Space and plumbing for washing machine.

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

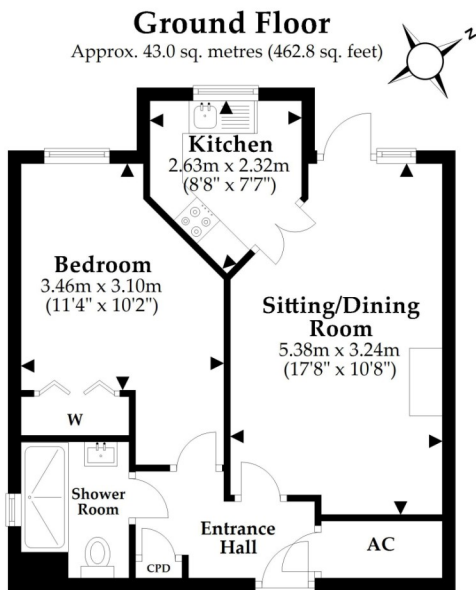
Bathroom: Recently re-fitted with a walk-in shower. Vanity washbasin. WC. Heated towel rail.

Externally:

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

There is 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.



Total area: approx. 43.0 sq. metres (462.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

