

Flat 2, Kings Court, Salisbury Street, Fordingbridge SP6 1AL



A well-presented 2 bedroom ground floor retirement apartment located conveniently for local amenities and the main bus route.

Entrance hall, sitting room, fitted kitchen, 2 double bedrooms, 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: £175,000 Leasehold

Viewing: Strictly by prior appointment with the sole agents.

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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. Service charge £3393.76 paid half yearly.

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 good access from the main car park and a short walk from local amenities.

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 offers well presented accommodation that is in easy reach of the main entrance and communal facilities including the residents lounge and laundry room.

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. Door to paved seating area. Double doors to:

Kitchen: Fitted with base cupboards, drawers and wall units with laminated work surface. New 4 burner electric hob with extractor fan over. Electric oven. Under counter fridge and freezer. Stainless steel sink and drainer.

Bedroom 1: Electric storage heater. Built in wardrobe with mirror doors.

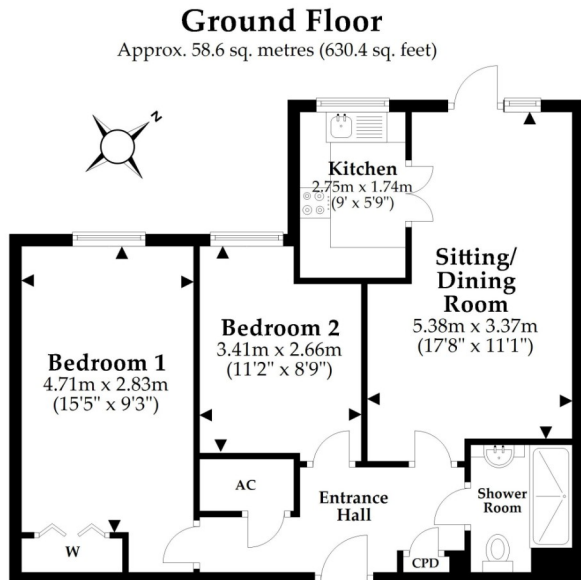
Bedroom 2: Electric wall heater. (currently used as dining room).

Shower room: 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.



Total area: approx. 58.6 sq. metres (630.4 sq. feet)

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

