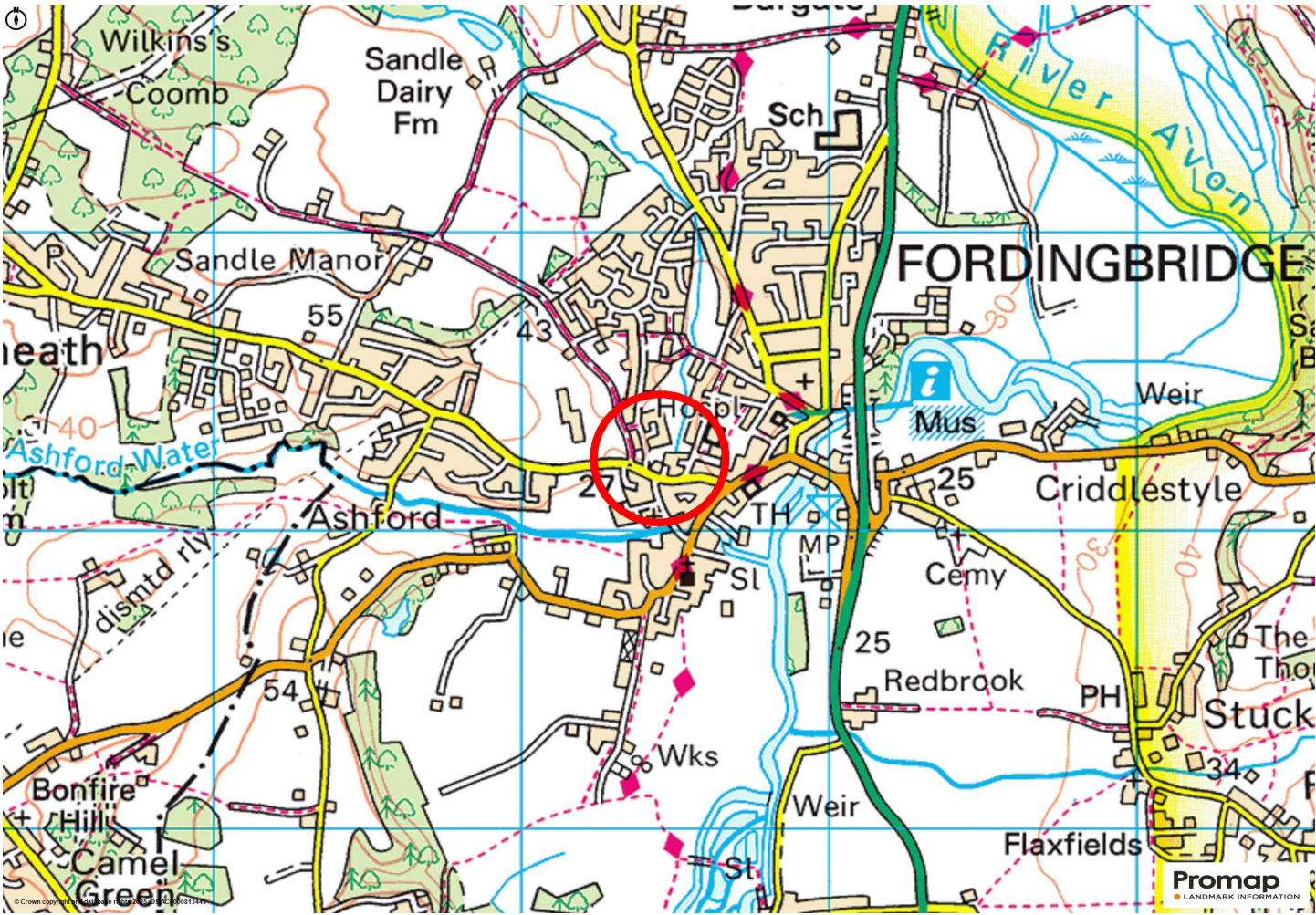


10 Barton Hall, Fordingbridge, Hampshire SP6 1FH



A well-presented first floor apartment forming part of a tasteful and sympathetic conversion of the old Fordingbridge hospital, a grade II listed building.

Hall, kitchen/breakfast room, sitting room, dining room, 2 double bedrooms and bathroom/WC.  
Electric heating. Communal gardens. Allocated and visitor parking. EPC band G.

**Price: £275,000 Leasehold**

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
Tel: 01425 655333 E-Mail: [post@adriandowding.co.uk](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://www.adriandowding.co.uk)



Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

**Outgoings:** Council tax band: B                      Amount payable 2024/25: £1723.52

**Lease:** 125 years from 2016. Ground rent £250.00 pa. Maintenance/service charge: £1800.00 pa. Buildings insurance: Currently £580.00 pa. (Payable in 2 six monthly instalments)

**Services:** Mains water, electricity and drainage.

**Location:** Quietly located within a short walk of the town and local amenities

**To Locate:** From our office in Bridge Street proceed along the High Street bearing right into Shaftesbury Street and then turning right towards the car park/doctors surgery, bearing left towards the Arch Clinic and dental surgery.

The riverside town of Fordingbridge provides a variety of independent shops and eateries together with a building society, public library and churches of various denominations. The Infant, Junior and Burgate Secondary School & Sixth Form Centre is located towards the northern of the town. There is regular bus service (X3) from Fordingbridge to Salisbury (11 miles to the north) and Ringwood and Bournemouth (6 and 17 miles respectively to the south). Originally built in 1885 the grade II listed old hospital building was sympathetically converted into apartments in 2016. Located quietly, yet conveniently close to the town and its amenities Number 10 offers light and airy accommodation with high ceilings and large sash windows throughout that benefit from secondary double glazing.

The well-presented accommodation is as follows:

**From the communal entrance hall stairs lead to first floor:**

**Door to hall:** Oak effect laminate flooring. Large cupboard housing hot water cylinder. Electric heater. Loft access.

**Kitchen/breakfast room:** Fitted with a range of base cupboards, drawers and wall units. Integrated fridge and freezer, washing machine and slim line dishwasher. Electric oven with induction hob and extractor over. Laminate work surfaces and ceramic sink. Breakfast bar. Laminate floor. Electric heater.

**Dining room:** Built-in study area with storage and desk. Open to:

**Sitting room:** A light and airy room overlooking the front garden area. Electric heater.

**Bedroom 1:** Fitted wardrobes and drawers. Electric heater.

**Bedroom 2:** Fitted wardrobes and drawers. Electric heater.

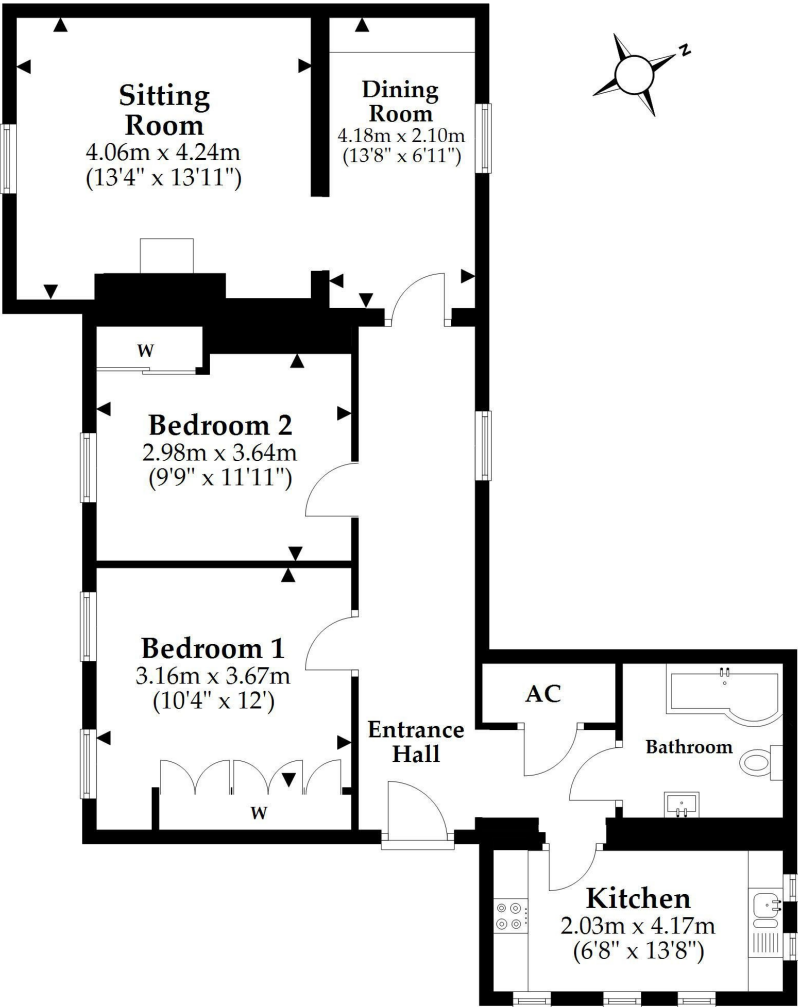
**Bathroom:** 'P' bath with mains shower over. Vanity washbasin. WC. Heated towel rail.

**Outside:** The property benefits from an allocated parking space as well as use of the attractive and well-maintained communal gardens which are laid mainly to lawn with established hedging with bench seating throughout. There is also a communal bicycle store, refuse store and visitor parking.



First Floor

Approx. 88.9 sq. metres (957.1 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)

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

