

7 Homebridge House, Salisbury Road, Fordingbridge SP6 1JJ



A well-presented ground floor retirement apartment in established complex within a short level walk of Town centre.

Hall, sitting room, kitchenette, double bedroom with fitted wardrobes and shower room/WC.
Electric heating. House manager. Communal lounge, guest bedroom and laundry facilities.
Car parking. No forward chain. EPC rating band TBA

Price: £80,000 Leasehold

Viewing: Strictly by prior appointment through above sole agents.

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Outgoings: Council tax band A Amount payable 2025/26: £1548.58

Lease: 99 years from 1983 (57 years remaining) **Ground rent:** £441.62 per annum

Maintenance/service contribution: £2775.92 per annum

Services: Mains water, electricity and drainage.

Location: Homebridge House is well located a short walk from the town centre. Vehicular access is from Salisbury Road, there is also pedestrian access from Green Lane which provides a short level walk to shops and local amenities.

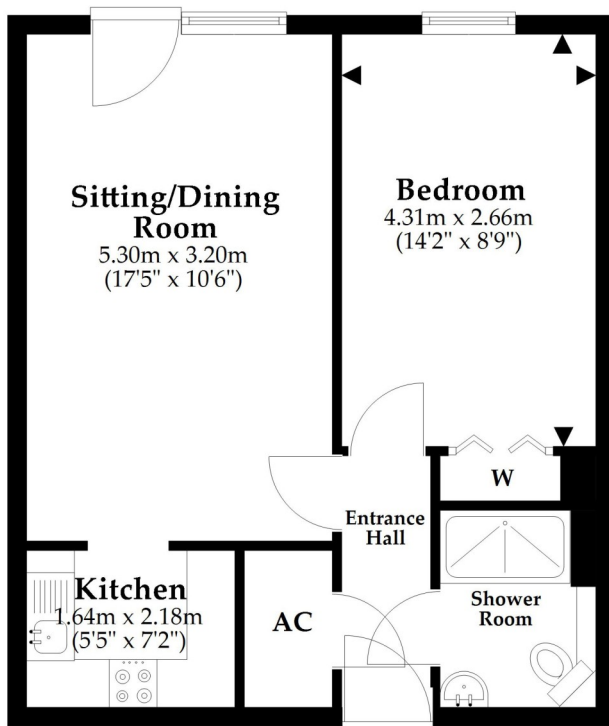
Fordingbridge offers a number of specialist shops, post office, a pharmacy, a building society and public library. There are churches of various denominations and a medical centre located on the edge of the central car park. The main bus route runs frequent services to Salisbury, Ringwood and Bournemouth, some 11, 6 and 18 miles respectively.

Residents must be over 60 years of age. There is a residents lounge, laundry room and guest accommodation. The House Manager can be contacted from various points within each apartment with a pull-cord system, when off duty there is a 24 hour emergency Careline response system.

The property is located on the ground floor overlooking the attractive, south facing garden. The accommodation is well-presented with a southerly aspect and easy access to the communal lounge and main entrance of the building.

Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Entrance door from communal hall:

Hall: . Cupboard with Megaflo hot water cylinder and storage space.

Sitting Room: Facing south with door to, and overlooking, communal gardens.

Kitchen: Fitted with base cupboards, drawers and wall units. Integrated electric oven, 4 burner electric hob and integrated fridge. Stainless steel sink. Laminated work surfaces. Under counter freezer.

Double bedroom: Built-in wardrobe. Electric wall heater.

Bathroom: Walk-in shower with mains shower fitted. Vanity washbasin. WC. Electric wall heater.

Externally: The apartment has direct access to the well-maintained garden grounds. The car park provides parking for several vehicles.

Total area: approx. 42.0 sq. metres (451.6 sq. feet)

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

