

## 37 Homebridge House, Salisbury Road, Fordingbridge SP6 1JJ



**A light and airy first 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 and laundry facilities. Car parking. No forward chain. EPC rating band C.

**Price: £75,000 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 A Amount payable 2025/26: £1548.58

**Lease:** 97 years remaining (extended) **Ground rent:** £441.62 per annum

**Maintenance/service contribution:** £2775.92 per annum

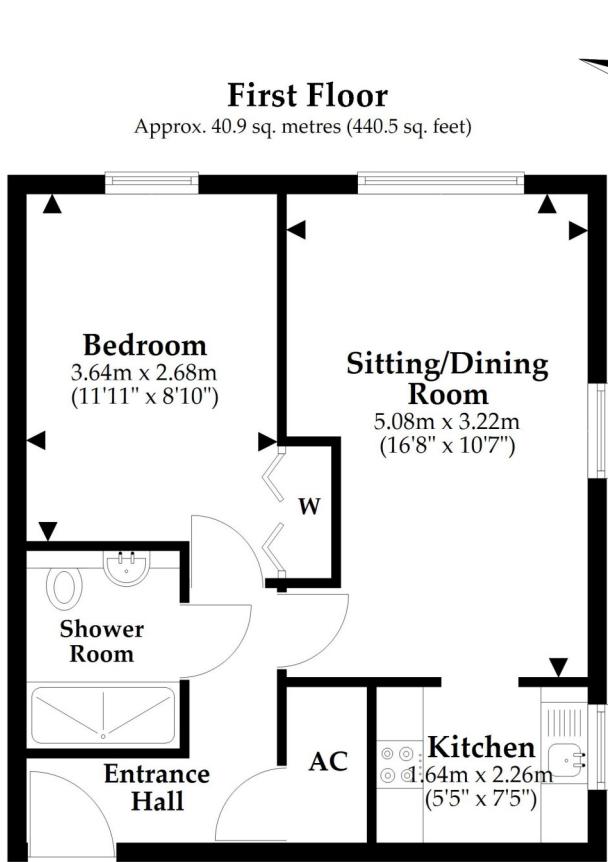
**Services:** Mains water, electricity and drainage.

**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 the shops.

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 first floor with easy access via a lift, or stairs. The accommodation is well-presented, light and airy with double aspect windows to the sitting room.



Total area: approx. 40.9 sq. metres (440.5 sq. feet)

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

**Entrance door from communal hall:**

**Hall:** Cupboard with hot water heater and storage space.

**Sitting Room:** Modern electric storage heater. Open to:

**Kitchen:** Fitted with base units including drawers, integrated slim line dishwasher, electric oven, induction hob with extractor over, fridge and freezer. Stainless steel sink.

**Double bedroom:** Built-in wardrobe. Electric storage heater.

**Bathroom:** Walk-in shower with electric shower fitted. Vanity unit with washbasin and WC. Heated towel rail.

**Externally:** Access to the well-maintained garden grounds is via the lift or stairs and are maintained by the management company. The car park provides parking for several vehicles.