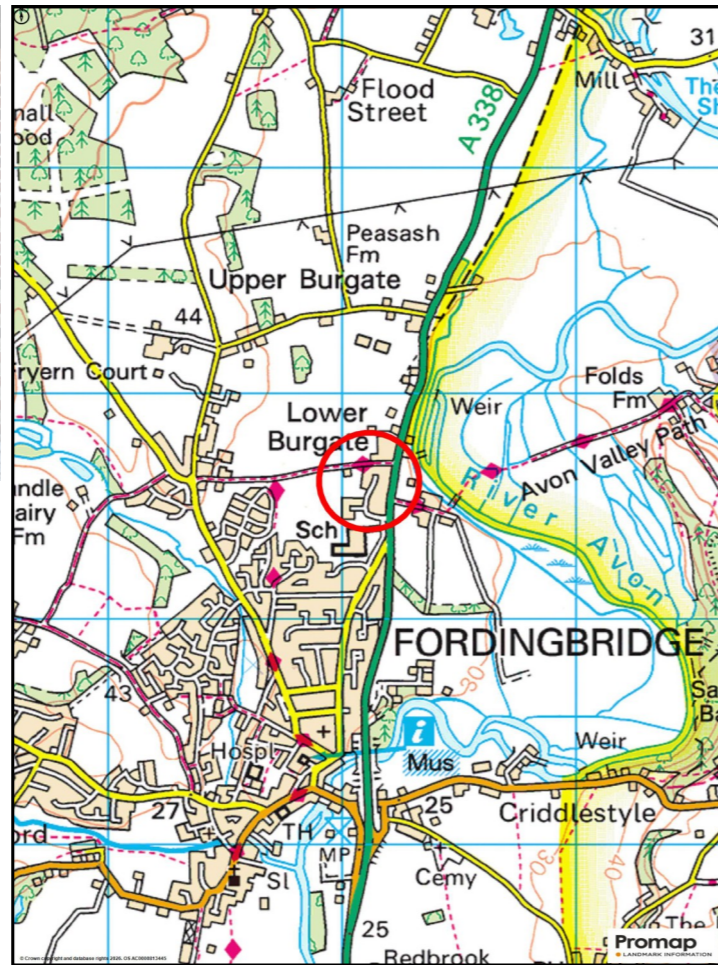


3 Grebe Place, Fordingbridge, Hampshire SP6 1FT



A modern and beautifully presented first floor apartment with spacious, light and airy accommodation located conveniently for schools, countryside and the main bus route.

Hall, open plan kitchen/living/ dining room, main bedroom with en-suite shower room/WC, further double bedroom and family bathroom/WC. Gas fired central heating. Carport and parking. EV charging point. Remainder of builders guarantee. EPC band B. Long lease.

Price: £315,000 Leasehold

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk 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 2026/27 £1904.93

Services: Mains water, electricity, gas and drainage.

Lease: 999 years from 2024. Service charge: £3417.72 per annum with a peppercorn ground rent.

Location: The property is situated in an attractive position within a quiet cul-de-sac on the northern edge of the town with easy access to the New Forest, countryside walks including the Avon Valley Path, and the main Bournemouth to Salisbury (X3) bus route.

To locate: From our office in Fordingbridge turn right into Salisbury Street continue to the A338 before proceeding left towards Salisbury and then immediately left into Kingfisher Drive. Continue until reaching Grebe Place on the left hand side.

Fordingbridge provides excellent local facilities with a variety of independent shops, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located within a short walk of the property.

The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres. Salisbury is 11 miles to the north, where there is a mainline rail station connecting the south-west and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

The property comprises a well-appointed first floor apartment one of 4 apartments within the building, finished to a high specification and benefitting from the remainder of the builders 10 year guarantee the property would make an ideal first time buy or "lock up and leave" property.

Spacious communal entrance with stairs to first floor and composite door to:

Hall: Karndean flooring. Laundry cupboard with space and plumbing for washing machine and tumble dryer. Cloaks cupboard.

Open plan living/kitchen/dining room: Karndean flooring. 2 radiators. Kitchen area fitted with a range of base cupboards, drawers and wall units. Integrated appliances include fridge, freezer and dishwasher. Electric oven and induction hob with extractor over. Cupboard housing gas fired combination boiler. 2 bay windows with a delightful wooded outlook.

Bedroom 1: Built-in wardrobes. Radiator. Bay window.

En-suite: Shower enclosure with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

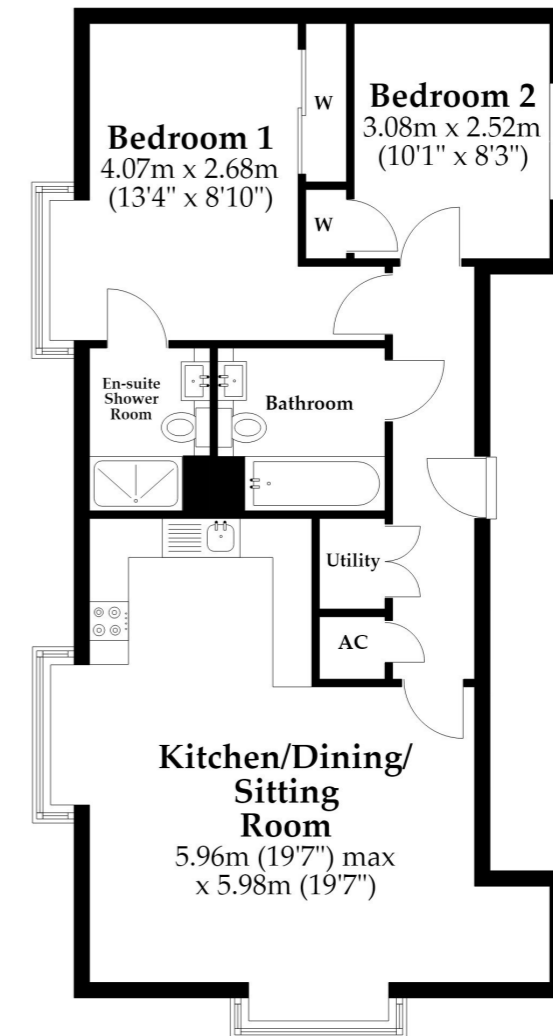
Bedroom 2: Built-in wardrobe. Radiator.

Family bathroom: Panelled bath with mains shower and glazed screen.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 66.6 sq. metres (717.0 sq. feet)

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

