

Adw03504/3/26



## 8 The Hamptons, Fordingbridge, Hampshire SP6 1FJ



**A light and airy first floor apartment forming part of an interesting conversion.**

Open plan living/kitchen/dining space. Kitchen with integrated appliances. Double bedroom.  
Bathroom/WC. Gas fired central heating. 125 year lease (from 2017).  
Allocated parking space. EPC band C

**Price: £165,000 Leasehold**

Viewing: By arrangement with above sole agents.

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**Outgoings:** Council tax band: B Amount payable 2026/27: £1904.93

**Ground rent:** £250 pa. **Management charge:** £805.53 every six months including buildings insurance.

**Lease:** 125 years from 2017

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

**Location:** The development is located approximately 0.5 mile to the west of the Town Centre.

**To locate:** From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for a short distance. When reaching the Railway Hotel on your right, take the first exit at the roundabout then next right into the Hamptons.

The Town offers a good selection of independent shops and eateries, a post office & supermarket together with various facilities including public library & medical centre. The Fordingbridge infant, junior schools & the Burgate secondary school & sixth form centre are located on the north side of the Town.

Fordingbridge is well placed for easy access to a number of important centres with Salisbury some 11 miles, Ringwood & Bournemouth 7 & 18 miles respectively, all on the regular X3 bus service route, Southampton & the M27 connection at Cadnam about 19 & 8 miles. There are main line rail stations at Salisbury & Parkway (Eastleigh) for services to London Waterloo. The Town is close to the New Forest National Park boundary with access to riding, cycling and walking.

The apartment forms part of an imaginative development completed in 2017 by local developers Lynwood Park and comprises a mixture of studios, 1 bed and 2 bed apartments, all finished to an excellent standard with many fine contemporary features to compliment modern day living. Number 8 would make an ideal first purchase or investment property.

**Communal entrance giving access to five apartments, stairs and door to number 8.**

**Hall leading to:**

**Open plan kitchen/living room:** The kitchen area is fitted with a range of base cupboards, drawers and wall units. Integrated fridge, washing machine and electric oven. Electric hob with extractor over. Cupboard housing gas fired boiler. **Living area:** Radiator. Intercom to front door. **Bedroom:** Radiator.

**Bathroom:** Fully tiled. Panelled bath with rain shower over. Vanity washbasin. WC. Heated chrome towel rail.

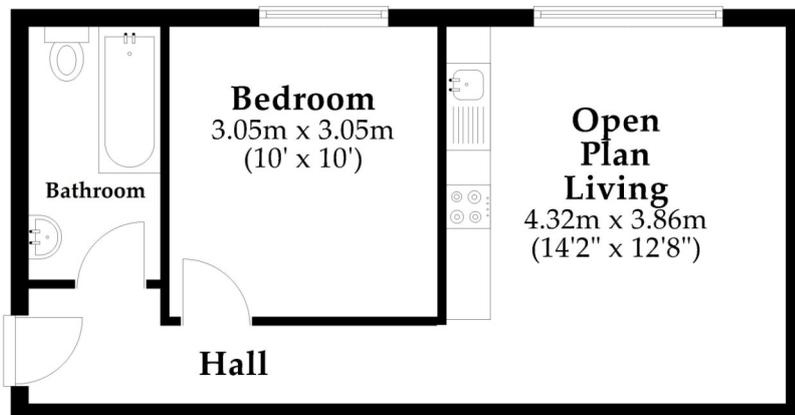
**Outside:** One parking space allocated to number 8 and visitor parking spaces. Landscaped gardens.

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



## First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 36.4 sq. metres (391.3 sq. feet)

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

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