

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: £69,950 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: 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.



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)

Entrance door from communal hall:

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

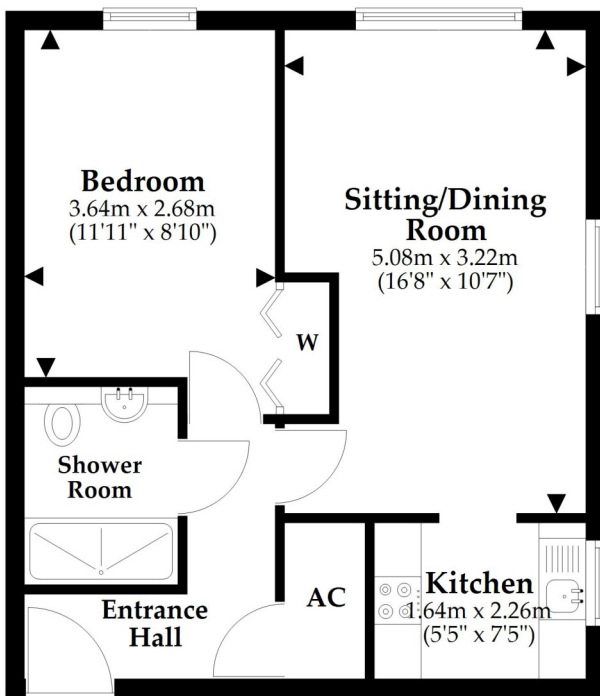
Sitting Room: Modern electric storage heater. Open to:

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.



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  LJT SURVEYING