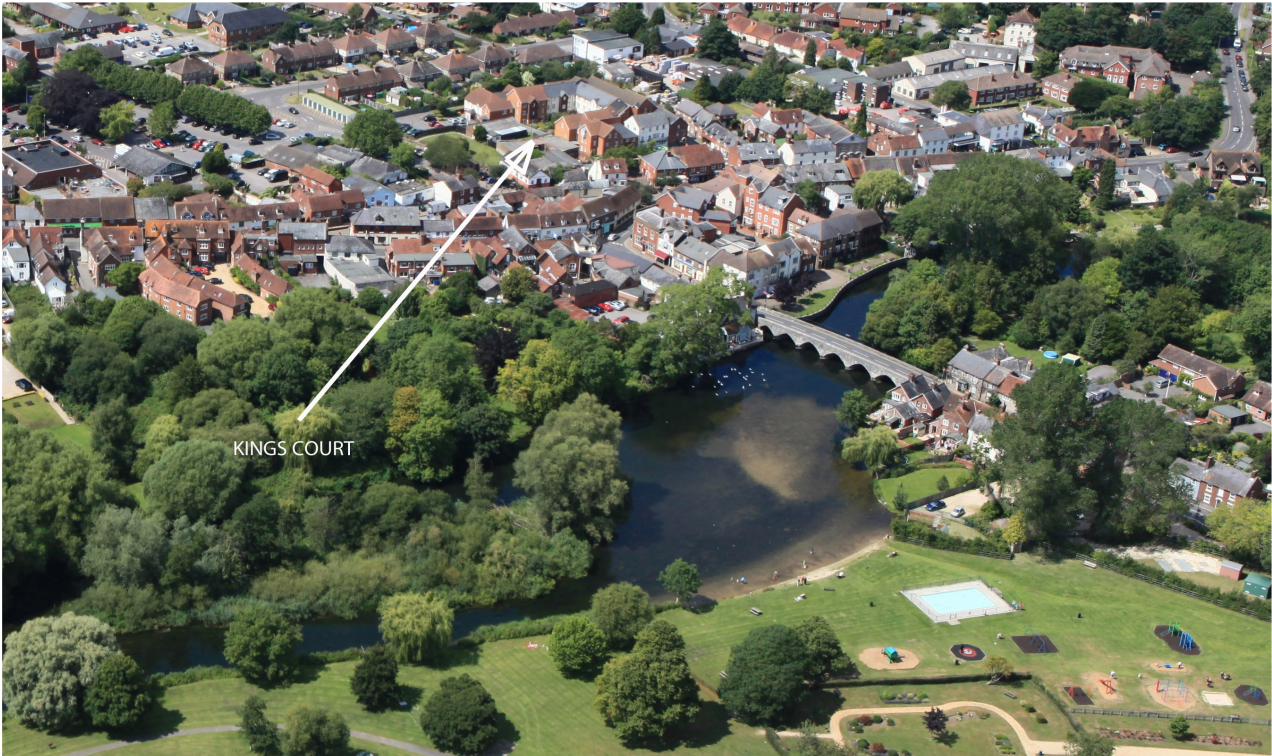


23 Kings Court, Fordingbridge SP6 1AL



A very well-presented, updated, first floor flat conveniently located close to local amenities.

Entrance hall, sitting room, 2 double bedrooms, fitted kitchen, shower room/WC, UPVC double glazing, electric heating. Facilities include security entry phone, emergency pull cords, residents lounge and communal laundry room. EPC Band C.

Price: £185,000 Leasehold

Viewing: Strictly by prior appointment.

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: D Amount payable 2023/24: £2117.17

Lease: 125 Years from 2001 **Ground Rent:** £410 per annum. **Maintenance/service contribution:** £3236.30 paid in two instalments on 1st March and 1st September.

Services: Mains water, electricity and drainage.

The 24 hour Careline response system can be contacted from various points within each apartment.

Location: Kings Court, built in 2001 by McCarthy & Stone, is centrally positioned within the town providing easy access from the main car park and a short walk from local amenities. Number 23 is located on the first floor, accessed by a lift or stairs.

Fordingbridge offers a number of independent shops and eateries, a post office, 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 a frequent service (X3) to Salisbury, Ringwood and Bournemouth, 11, 6 and 18 miles respectively.

One of only a few 2 bedroom properties within the development, No 23 has been updated during the current ownership including a new shower room, water heater, oven and night storage heaters in the sitting room and bedroom 2. The property is presented in very good order and offers spacious accommodation with easy access to the lift.

Hall: Entrance door from communal hall. Large walk-in cupboard with a hot water cylinder and storage. Broom cupboard and cloaks cupboard. Electric storage heater.

Bathroom: Fully tiled with large shower enclosure. WC. Vanity washbasin. Heated towel rail.

Sitting /dining room: Electric storage heater (new 2023).

Externally:

The landscaped and well maintained garden grounds include a central communal courtyard with seating areas and well planted beds, along with a second area of lawned garden.

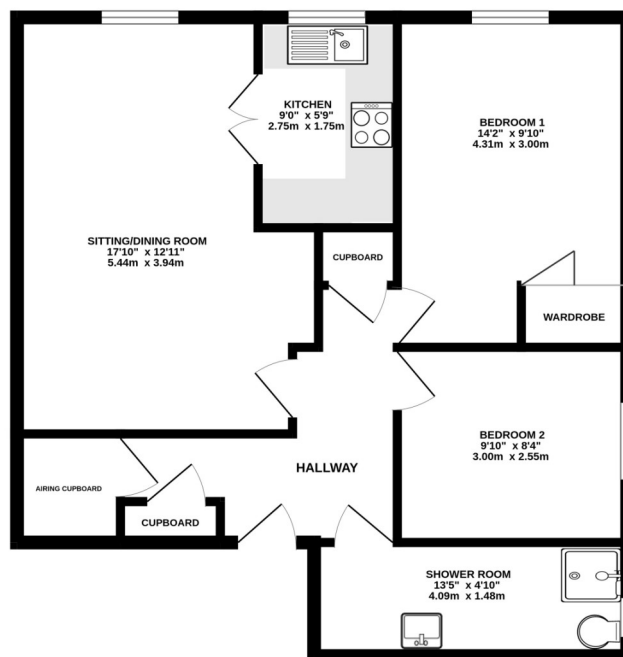
Kitchen: Fitted with a range of base cupboards & drawers, wall cupboards, laminate work surfaces with stainless steel single drainer sink. Integrated 4 burner electric hob with extractor hood over & eye level electric oven. Under counter fridge and freezer.

There is parking on site along with convenient parking in the main town car park adjacent to Kings Court.

Bedroom 1: Fitted mirror fronted double wardrobe. Electric storage heater.

GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

Bedroom 2: Electric storage heater (new 2023).



TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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