

### Flat 30, Kings Court, Fordingbridge SP6 1AL



**A well-presented first floor retirement apartment close to Town centre.**

Entrance hall, sitting room, double bedroom with fitted wardrobe, fitted kitchen, shower room/WC, UPVC double glazing, electric heating. Facilities include security entry phone, emergency pull cords, house manager, residents lounge, communal laundry room. EPC rating: Band B. No forward chain.

**Price: £120,000 Leasehold**

Viewing: Strictly by prior appointment.

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: C Amount payable 2023/24: £1969.73

**Lease:** 125 Years from 2001 Ground Rent: £350 per annum. Maintenance/service contribution: £2145.74 paid in two instalments on 1st March and 1st September.

**Services:** Mains water, electricity and drainage. Telephone connected (transfer subject to BT regulations)

**Location:** Kings Court is located centrally within the town with access from the main car park and a short walk from local shops and post office. Number 30 is located on the first floor with view over the attractive courtyard garden. Fordingbridge offers a number of specialist shops, post office, pharmacies, 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, some 11, 6 and 18 miles respectively.

The House Manager can be contacted from various points within each apartment and when off duty there is a 24 hour emergency Careline response system. Other features include a video entry door system (linked residents TV). There is a guest suite within the complex and laundry room.

The apartment is located conveniently close to the town centre. The property is presented in good order and is offered with vacant possession.

**Hall:** Entrance door leading from communal hall. Large walk-in cupboard with hot water tank. Cupboard with electrics.

**Sitting Room:** Electric storage heater. Feature fireplace with electric fire fitted.

**Kitchen:** Fitted with base cupboards, drawers and wall units with laminated work surface. Electric hob with extractor fan over. Electric oven. Fridge & freezer. Single stainless steel sink and drainer.

**Bedroom:** Electric storage heater. Built in wardrobe with mirror doors.

**Shower room:** Large shower cubicle. Vanity washbasin. WC. Heated towel rail.

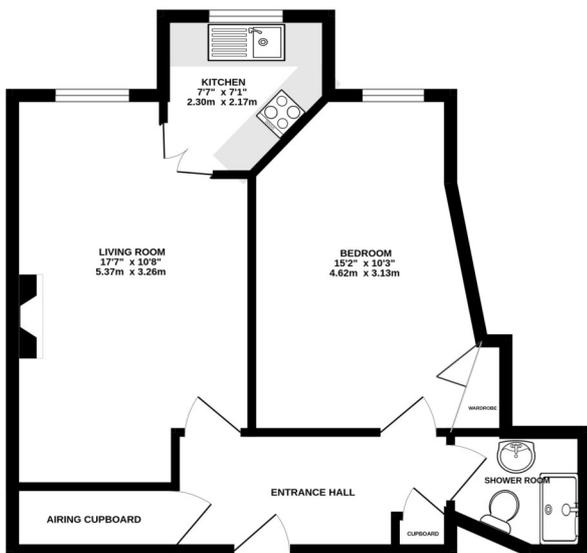
**Externally:**

The landscaped garden grounds are accessible by residents & are maintained by the management company (forms part of the Management fee contribution).

There is visitor parking on site but also in the main Town car park which is adjacent to the complex.

There is easy access into the Town centre via Salisbury Street or through the main entrance & car park.

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA - 468 sq.ft. (43.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operation or efficiency can be given.  
Made with Metropex 02/24