

Adw03482/11/25



## 23 Riverside Place, Fordingbridge, Hampshire SP6 1RR



**Well located in the Town centre - A modern purpose built first floor apartment with well arranged accommodation and no forward chain.**

Open plan living room/kitchen. Double bedroom. Bathroom/WC. Gas fired central heating. Double glazing. EPC band C

**Price: £160,000 Leasehold**

Viewing: By arrangement with above sole agents.

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)

Misrepresentation Act 1967—These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute an offer or contract. All measurements are given as a guide only. These particulars are issued on the understanding that all negotiations are carried out through Adrian Dowding.

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 2025/26: £1806.68

**Ground rent:** £50 pa      **Service charge/Management charge:** £2022.12

**Lease:** The lease term is for 125 years, from 1st January 2000.

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

**Location:** The development is located centrally within town, convenient for local amenities and the regular bus service to Salisbury and Bournemouth.

**To locate:** From our office in Bridge Street, turn right into Salisbury Street and Riverside Place will be found on the right hand side after a short distance.

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 Bur-gate 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 providing access to the heaths and woodlands for riding, cycling and walking.

Number 23 is one a number of town houses and apartments built in 2000 of traditional brick construction under a tiled roof. The property benefits from attractive double glazed sliding sash windows and gas fired central heating. An ideal purchase for a first time buyer.

**Communal entrance giving access to six apartments, stairs to first floor.**

**Timber door to:**

**Hall:** Giving access to all rooms.

**Kitchen/living room:** Double aspect. Cloaks cupboard. Radiator.

Kitchen area fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Polycarbonate sink. Electric oven and 4 burner gas hob with extractor over. Space for under counter fridge. Space and plumbing for washing machine.

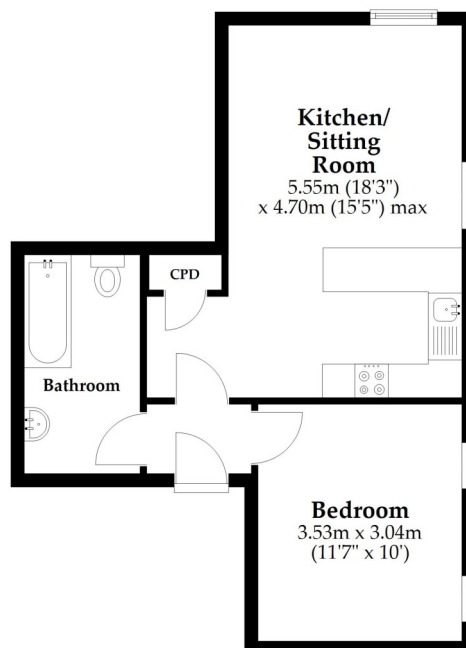
**Bedroom:** Radiator.

**Bathroom:** Panelled bath. Pedestal washbasin. WC. Radiator.

**Outside:** The property is approached from Salisbury Street though a gated entrance to Riverside Place. The entrance to 23 is on the right hand side with a security intercom system in place. Please note there is no parking at the property however there are long stay car parks nearby with long stay parking clocks costing £240 pa.

### First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 40.8 sq. metres (439.0 sq. feet)

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

