

Flat 1, Upton House, 51 Salisbury Street, Fordingbridge SP6 1AB



A spacious first floor apartment centrally and conveniently located for local amenities and the main bus route.

Hall, kitchen/dining room, sitting room, 2 double bedrooms, bathroom/WC and en-suite shower room. Upvc double glazing. Gas fired central heating. No forward chain. EPC band D.

Price: £220,000 Share of Freehold

Viewing: Strictly by prior appointment.

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Outgoings: Council tax band: A Amount payable 2025/26: £1548.58

Lease: Share of Freehold with a 999 year lease.
Services: Mains water, electricity, gas and drainage.

Location: Conveniently located within the town centre.
To locate: From our office in Bridge Street, turn right into Salisbury Street and the property will be found on the corner of Green Lane.
Fordingbridge provides excellent local facilities with a variety of independent shops, pubs and eateries, a building society, medical centre, public library and churches of various denominations. The infant, junior and Burgate Secondary School & Sixth Form Centre are located on the northern outskirts of the town.
The town lies to the west of the New Forest National Park boundary and is convenient for access to a number of important centres. Salisbury is 11 miles to the north, where there is a mainline rail station connecting the southwest and London (Waterloo). Ringwood and Bournemouth are some 6 and 17 miles respectively to the south, whilst Southampton is approximately 20 miles to the south east. Junction 1 of the M27 is accessed at Cadnam, about 10 miles via the B3078.

Upton House comprises a handsome building with colour washed elevations under a slate clad roof, converted during the 1970s the building houses 2 ground floor shop units and 2 spacious flats. Flat 1, which occupies the first floor, contains a number of period features including lofty ceilings, stripped internal wooden doors and exposed timbers. The well-arranged and spacious accommodation is as follows;

Door to communal entrance and staircase leading to flats 1 and 2.

Door to Hall: Radiator. Laundry cupboard with space and plumbing for washing machine.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units. Space for fridge/freezer and oven. Stainless steel sink. Laminated work surfaces. Radiator. Walk-in cupboard.

Sitting room: Period fireplace (not in use). 2 radiators.

Bedroom 1: Radiator. Walk-in wardrobe.
En-suite: Shower enclosure with electric shower fitted. Washbasin.

Bedroom 2: Radiator. Fireplace (not in use). Wardrobe alcove.

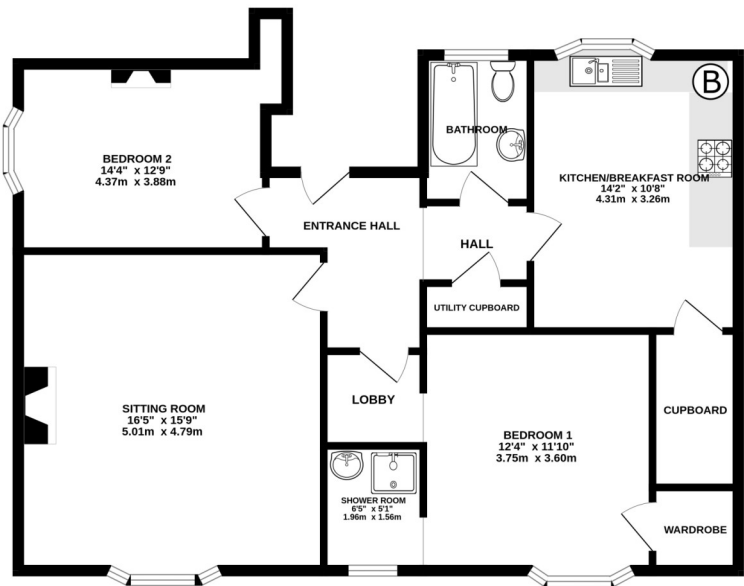
Bathroom: Panelled bath. Pedestal washbasin. WC.

Parking is available to the rear of the property outside business hours, with 2 spaces allocated to the 2 flats in Upton House.

Parking is also available in the nearby car park, long stay parking clocks are available for £240 per annum.



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 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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