

2-Bedroom Ground Floor Flat in the heart of Fordingbridge Town Centre
Tenure: Leasehold (approx. 166 years remaining) Approx 50 sq meters (537 sq ft)

**Flat 2 Sycamore Court, Fordingbridge,
SP6 1RQ**

Price £175,000

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Allocated Parking
- Double-Glazed Sash Windows
- Communal Garden
- No Chain!
- Shops & Services all on the door step!

Beautifully presented GROUND FLOOR flat, occupying an ideal location in the heart of Fordingbridge Town Centre, just a few steps from a wide range of shops & services. The property offers well-planned accommodation, with a large lounge/dining room and 2 pleasant bedrooms. Sycamore Court also features a well maintained communal garden & allocated parking. This property is offered with no onward chain. Viewing recommended!

Accommodation and approximate room sizes:

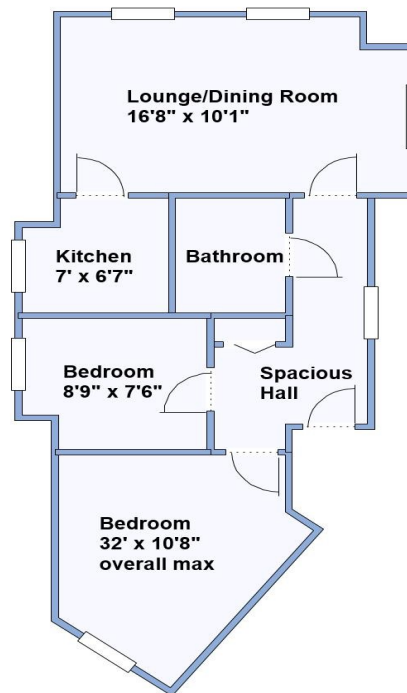
- **Entrance Hall:** Cupboard housing Water Storage tank.
- **Lounge/Dining Room:** Good sized room providing ample space for lounge & dining suite. Double aspect windows overlooking communal garden.
- **Kitchen:** Range of floor and wall cupboards. Built-in high level oven and microwave. Integrated Fridge with Freezer shelf. Electric hob & cooker hood. Plumbing for washing machine.
- **Bedroom 1:** Ample double-sized bedroom. Window to front aspect.
- **Bedroom 2:** Window to side aspect.
- **Bathroom:** Panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC. Tiled Flooring.
- **Electric Heating**
- **PVCu Double-Glazing**
- **Delightful Communal Garden & Allocated Parking Bay.**
- **Leasehold:** approx 166 years remaining
- **Service Charge:** £1,200 approx Per Annum
- **Council Tax Band 'B'**
- **Energy Rating 'C'**



Communal Gardens



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05079



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



Bedroom 1



Town Centre Location



Lounge/Dining Room



Kitchen



Bathroom