

Flat 27 Homeforde House

Grigg Lane, Brockenhurst, SO42 7QX

SPENCERS



FLAT 27 HOMEFORDE HOUSE

GRIGG LANE • BROCKENHURST

A well presented one bedroom, first floor retirement apartment forming part of an exclusive age restricted development, in the heart of Brockenhurst village. The apartment enjoys elevated views across the communal gardens and grounds and further benefits from an extended lease.

Homeforde House is located within a short stroll of the village centre and the property would also make an ideal second home or investment.

£67,000

1 1 1











The Property

This secure first-floor apartment enjoys a pleasant outlook over the well-maintained communal gardens. The accommodation is accessed via an entrance hall, which leads to a generous walk-in storage cupboard fitted with built-in shelving and offering space for appliances.

The property features a comfortable sitting/dining room with newly fitted carpets, alongside a well-appointed kitchen with ample storage.

There is a comfortable double bedroom, also with newly fitted carpets, a front-aspect window and built-in cupboards providing excellent storage. The accommodation is completed by a spacious shower room fitted with a walk-in shower with a seat, WC and wash basin.

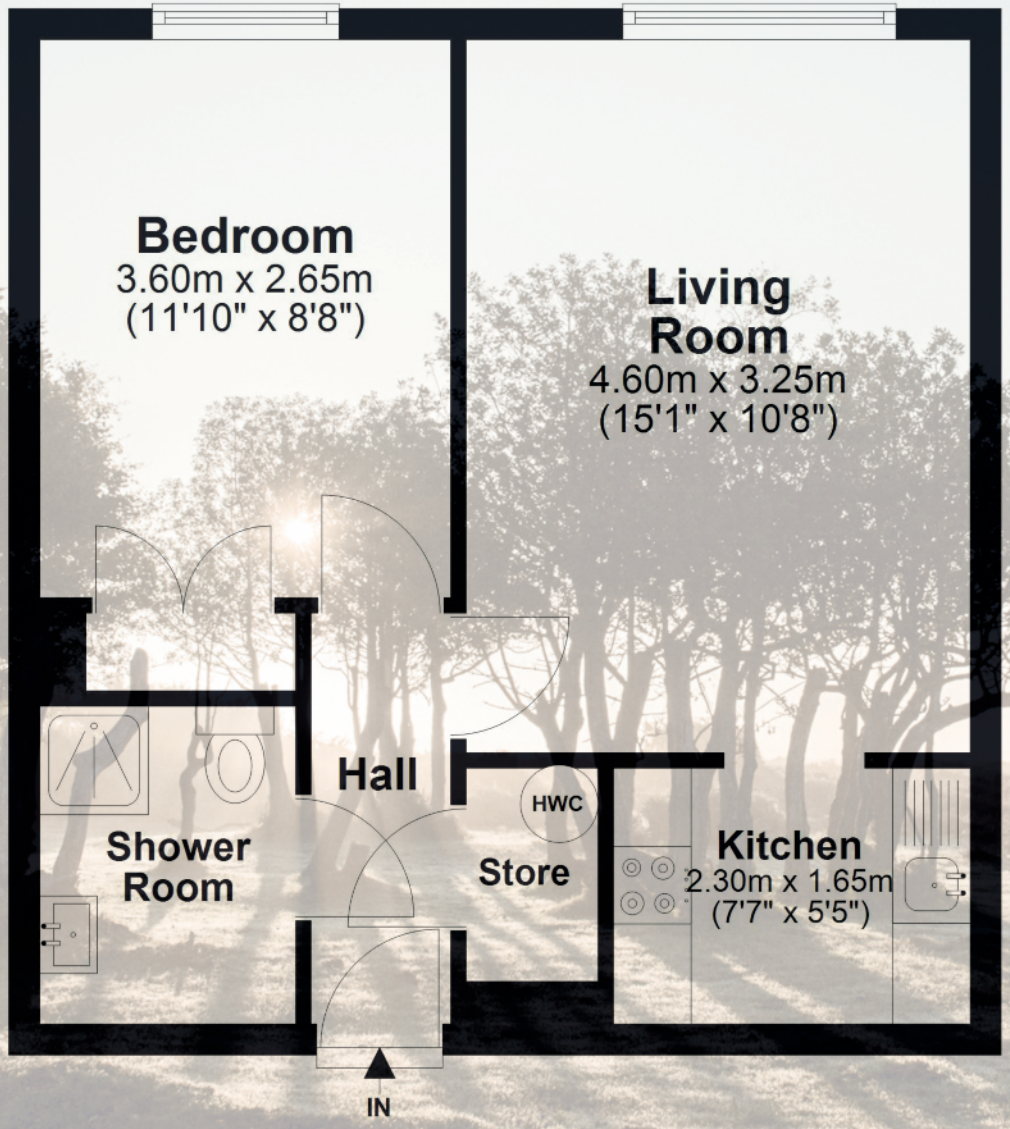
- Communal residents lounge
- Lift to first floor
- Communal Laundry
- Careline System
- Guest Suite
- House Manager
- Residents must be over the age of 55 years old

Grounds & Gardens

Attractive communal gardens and grounds surround the development with the property benefiting from elevated views and easy access.

FLOOR PLAN

First Floor





Approx Gross Internal Area
38.1 sqm / 410.1 sqft

Illustration for identification purposes only; measurements are approximate, not to scale.
www.fpusketch.co.uk
Plan produced using PlanUp.





Additional Information

Tenure: Leasehold
Lease Term Remaining: 114 years remaining
Ground Rent: £884.68 per annum
Ground Rent Review Period: 10 years
Service Charge: £2,940.00 per annum

Council Tax Band: B
Energy Performance Rating: C Current: 77 Potential: 82
Services: Mains electric, water and drainage
Heating: Electric

Property Construction: Standard construction
Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Parking: Communal parking

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Directions

From our office in Brookley Road turn left and take the first left into Grigg Lane. The entrance to Homeforde House is the first right turn and is clearly marked.

Situation

The property is conveniently located in the heart of Brockenhurst village, which is within a level walk of a good local community of shops, cafes and restaurants. Also close by is a mainline railway station with direct links to London Waterloo. The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, Saturday market and ferry service to Yarmouth, Isle of Wight.







For more information or to arrange a viewing please contact us:

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