



## Flat 37 Homeforde House

*Grigg Lane, Brockenhurst, SO42 7QX*

SPENCERS  
NEW FOREST



# FLAT 37 HOMEFORDE HOUSE

GRIGG LANE • BROCKENHURST

*COMPLETELY REFURBISHED. 200 METRES FROM TESCO'S AND THE HIGH STREET.*

*A light and newly refurbished one bedroom first floor retirement apartment enjoying pleasant views over the communal gardens. The property is situated just a few metres from the village amenities which include a doctors surgery, a dentist, the mainline railway station and a wide range shops in this popular New Forest village.*

*Homeforde House is specifically designed for those aged 55 and over with a House Manager and Careline Emergency facility in all flats. Communal facilities include a lounge, laundry room and well tended attractive gardens. Allocated parking available.*

£95,000



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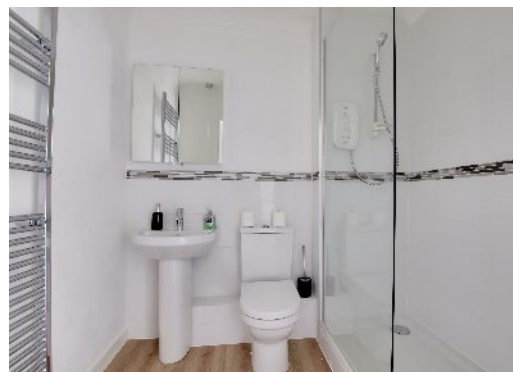


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## The Property

The property is located very close to the main lift and is approached from the communal hall with a private entrance door leading into the reception hall which has a useful walk-in storage cupboard with slatted shelving, entry phone, care line and further doors leading to the sitting room and bathroom.

The sitting room enjoys a large picture window overlooking the communal gardens and an archway leading through to the newly fitted kitchen with unused Zanussi fan oven and grill and Zanussi electric hob above. There is space for an upright fridge freezer and ample storage provision with a stainless steel sink and drainer.

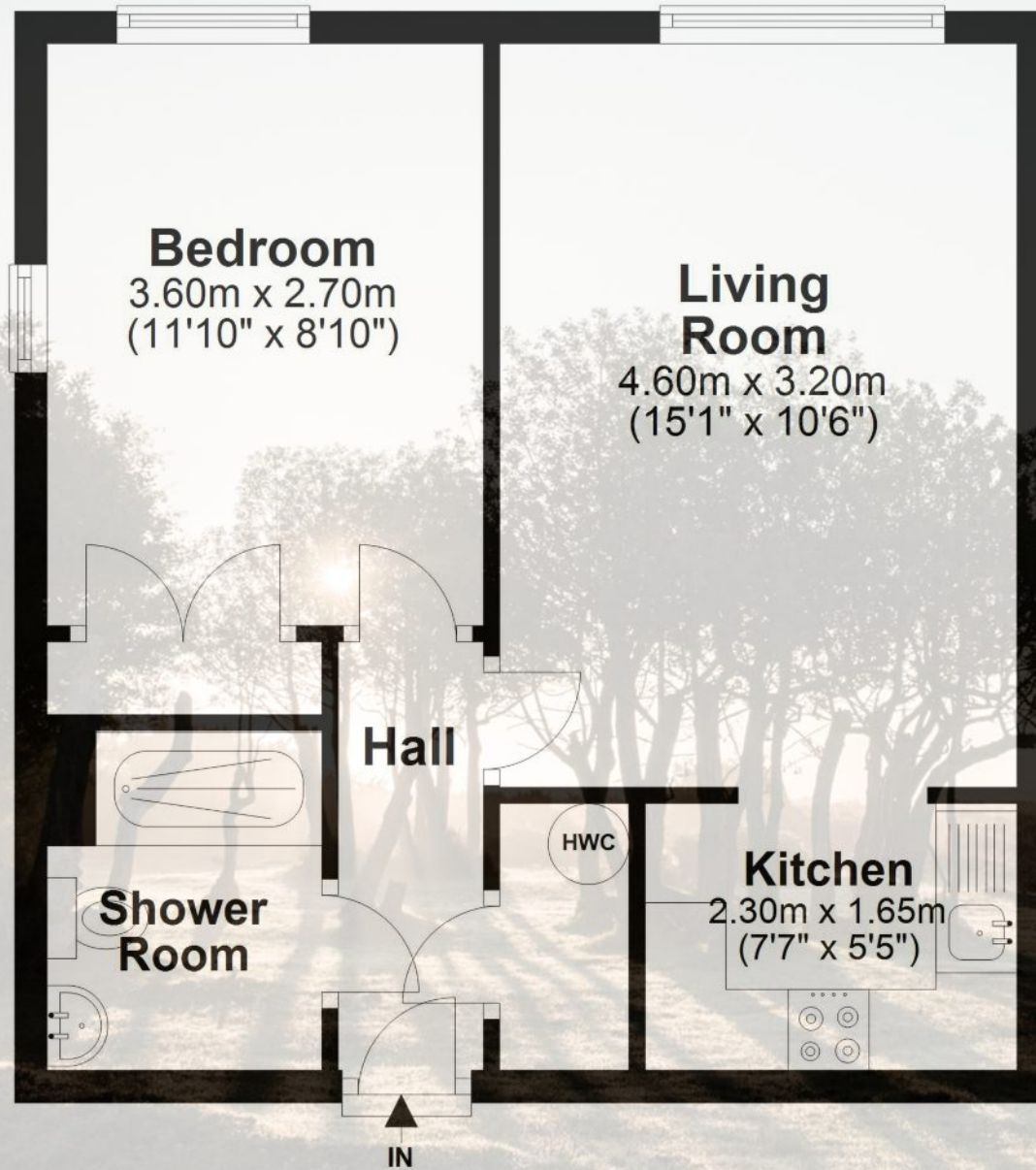
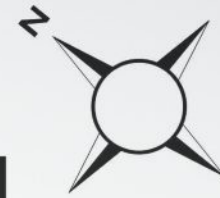
The double aspect bedroom is a good size and has built-in wardrobes that have a range of hanging and shelving space. The newly fitted shower room has a large cubicle, low level WC, wash hand basin and heated towel rail.

## Grounds & Gardens

The well maintained, pleasant communal gardens are laid mainly to lawn interspersed with a variety of trees, shrubs and flowers and various areas enjoying shelter and sunshine with benches on which to rest or read. There are a number of resident and visitor car parking spaces available on site.

# 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. FP USketch  
Plan produced using PlanUp.



## Directions

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

## Additional Information

Tenure: Leasehold

Term: 99 years from 1980

Lease term remaining: 55 years

Service Charge: £1,535.12 paid for 6 months from 1<sup>st</sup> March 2024

Ground Rent: £490 per 6 months

Services: All mains services connected

Council Tax Band: B

Energy Performance Rating: C Current: 77 Potential: 80

Superfast broadband with speeds of up to 80 Mbps is available at the property

## 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.

## Important Notice

Spencers of The New Forest 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 or 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 fittings, 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.



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

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