



Homeforde House

Flat 45 Grigg Lane • Brockenhurst • SO42 7QX



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Located within the centre of Brockenhurst village in a popular retirement development, this over 55's first floor apartment is offered for sale chain free and benefits from a re-fitted shower room, communal lounge, laundry and guest accommodation, care line help system and In-House Manager.



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£70,000

Key Features

- Moments from village centre
- Communal lounge & laundry facility
- Over 55's apartment
- Potential for letting
- EPC Rating: E
- Friendly community
- Attractive grounds and gardens
- Chain free sale
- One bedroom first floor retirement with lift



Est.1988

Description

This well presented one bedroom first floor retirement is offered for sale chain free, enjoys lovely views over the communal gardens and is located in the heart of Brockenhurst village centre, within a short walk to local shops, amenities and bus stops.

Communal front door with entry phone system, leading into the communal entrance hall. Communal lounge, laundry room and guest suite available for visitors. Stairs and lift to all floors.

First floor landing with front door leading into the flat. Entrance hall with large walk-in storage cupboard. The shower room has been re-fitted with an easy access double shower, WC, pedestal wash hand basin, extractor fan and fully tiled walls.

Living/dining room with lovely views over the communal garden. Due to the angle of the block, the flat retains a high level of privacy.

The kitchenette is practically located off the lounge and is modern in design.

The double bedroom offers a lot of space and can easily house a double bed and has ample space for essential bedroom furniture. At the other end of the hallway is a large storage cupboard, ideal for day to day essentials.

The property enjoys a fantastic position being ideally located within yards of the centre of Brockenhurst Village and a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs. The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and 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, ferry service to Yarmouth, Isle of Wight and its famous Saturday

market. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway, which links to the M3 giving access to London.

The village of Brockenhurst has a diverse range of social events and has a real community spirit with all the latest events posted in Facebook group and the village notice board to the left of Tesco's.

The development offers a number of perks for residents. There is a live-in house manager that works 9am to 3pm. Out of hours there is an Opella Care Line System. This makes for an unrivalled level of secure living in the local area, whilst maintaining the independence of property owners. On the ground floor is a residents lounge and this is the social hub of the development, with a range of seating and a bar. The development operates a communal laundry and this is very practical, maximising kitchen space. Externally there is an attractive communal garden and grounds surround the development, on a sunny day, residents actively take on roles within the garden and can be seen on a daily basis, reinforcing the community feel on offer.

There is potential for the lease to be extended alongside the conveyancing process, however this will have to be in addition to the sale price of the property and is under separate negotiation, as offered by Marco Harris Estate agents.

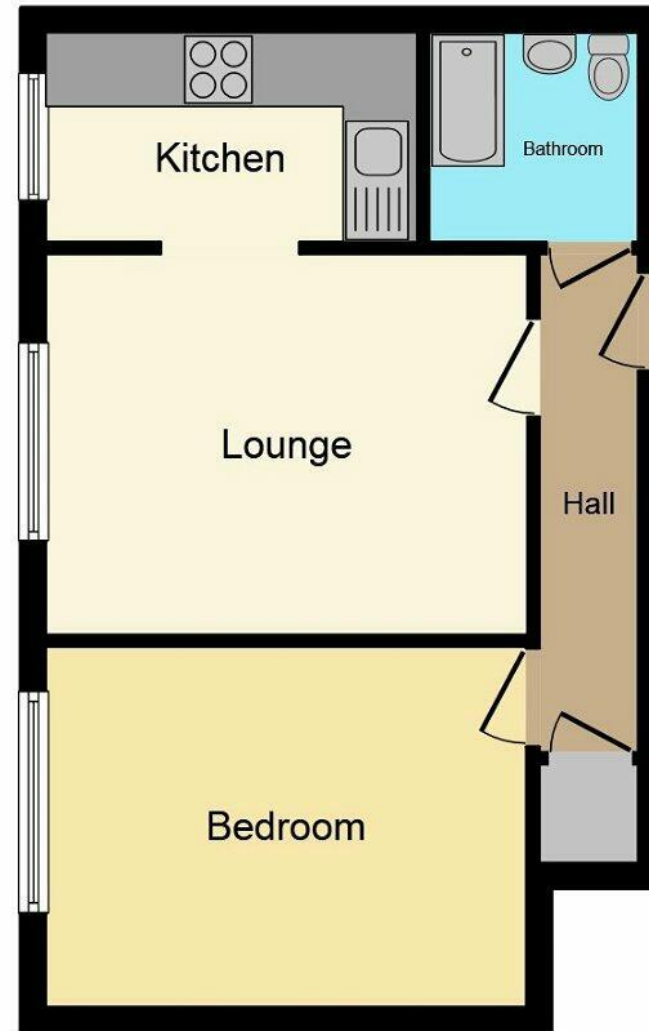
Tenure: Leasehold With 57 Years Remaining. An extension is possible under separate negotiation

Ground Rent: £884.68 per annum (£442.34 payable half yearly)

Service Charge & Maintenance: £3349.6 per annum (£1674.80 payable half yearly)

Council Tax Band: B

Floor Plan



Floor Plan



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PROPERTY EXPERTS

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New Forest

For more information or to arrange a viewing please contact
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