



HEARNES
WHERE SERVICE COUNTS

Horton Road, Ashley Heath, Ringwood, BH24 1EE

LEASEHOLD

A three bedroom end of terrace period house new built in 2017 and set within beautifully landscaped communal grounds surrounded by a light wooded back drop. The St Ives Place development provides the feel of a village/gated community with communal amenities including a resident's lounge, conservatory, hairdressers, a bistro perfect for socialising with many events carried out weekly/monthly and a mini bus service. There is a nearby convenience store with the market town of Ringwood offering more comprehensive shopping facilities.

A canopied entrance porch leads into the entrance hall which provides access to all ground floor accommodation, an under stairs storage cupboard and a staircase rising to the first floor landing. The kitchen has a lovely box bay window overlooking the front and has a range of Shaker style base and wall mounted units, built in kitchen appliances include four ring hob with extractor over, oven/grill, fridge freezer, dishwasher, washing machine and a cupboard concealing the gas boiler. There is also space for a breakfast table and chairs. The sitting room is light and bright and overlooks the rear and has French doors opening onto the paved terrace and space for a dining table and chairs. A wet room is also located on the ground floor which is partially tiled and has a WC and wash hand basin.

The first floor landing provides access to the three bedrooms with the master bedroom benefitting from fitted wardrobes and luxurious en-suite bathroom room with a vanity unit with inset wash hand basin and concealed cistern WC. The guest bedroom also benefits from an en-suite wet room and a vanity unit with wash hand basin and WC. The privately owned rear garden is mainly laid to lawn with a paved terrace all of which is enclosed by attractive low level planting.

The acres of communal gardens are a real feature of this property and are landscaped taking into account those who may wish to take a gentle walk around the grounds each day.

Viewing is highly recommended to appreciate the wonderful setting and the perfect facilities being offered with the added benefit of no onward chain.

Lease information:

Term: 122 years from 1st January 2017

Service charge: Current £250 pcm - includes maintenance of external and communal areas and provision of the 24/7 Careline facility, also 2 hours of care/cleaning/companionship per week.

Management: Care South

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

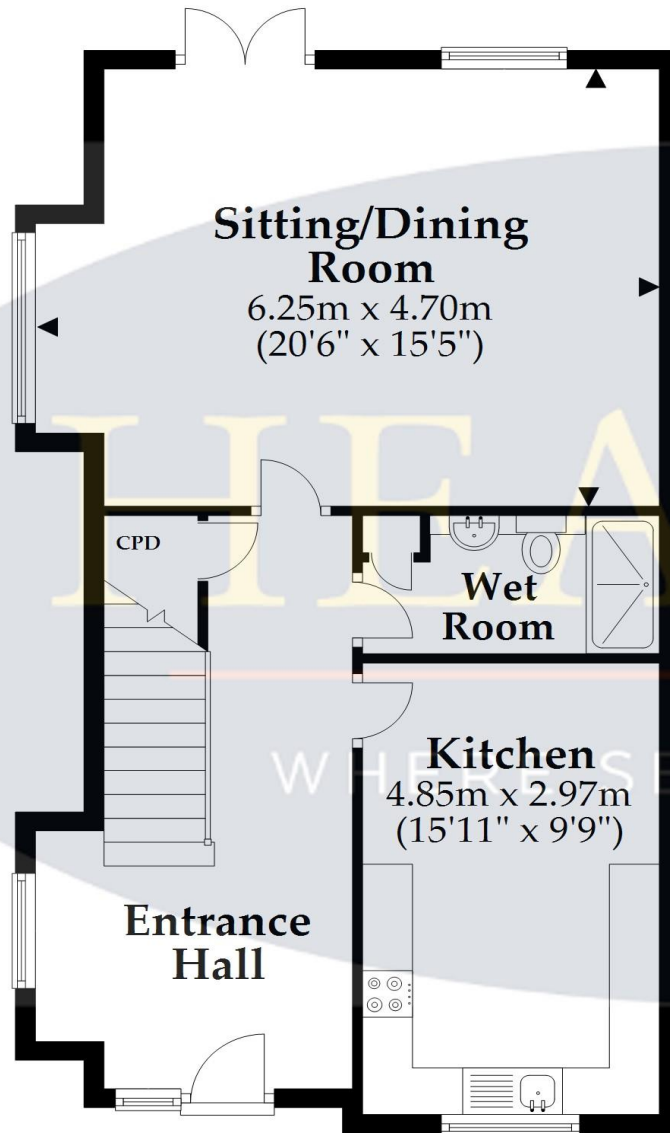




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

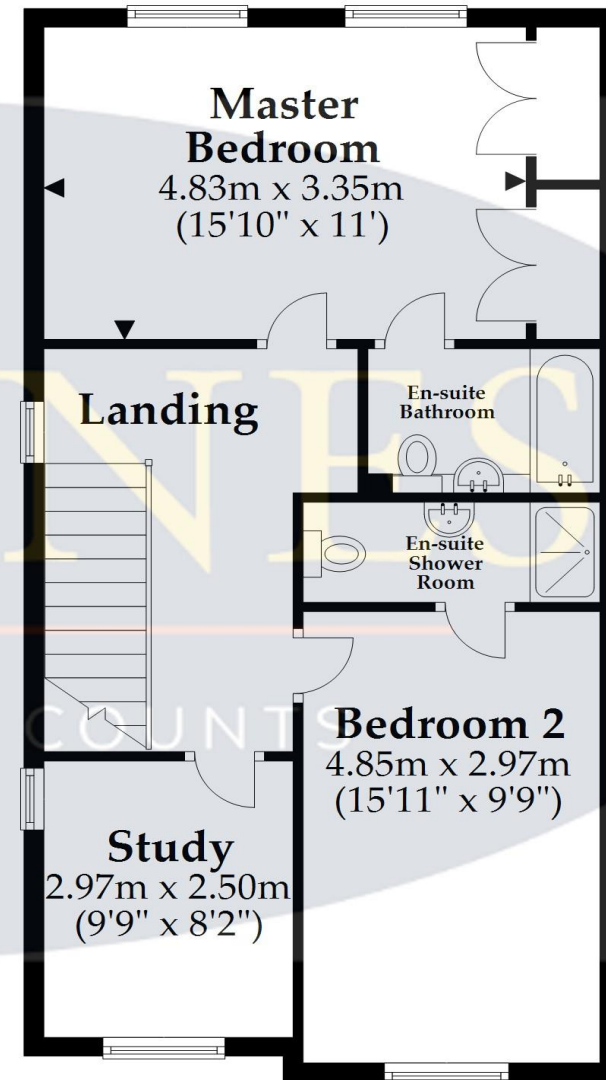
Ground Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



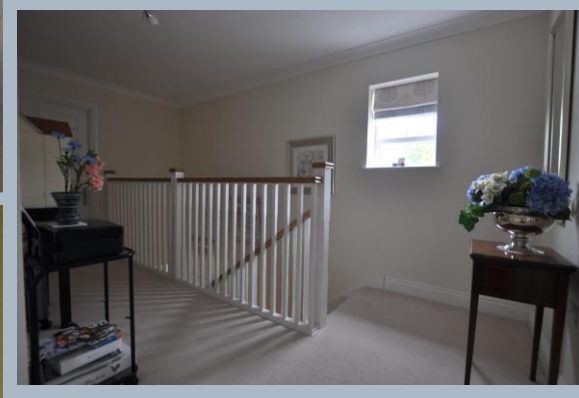
First Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



Total area: approx. 126.5 sq. metres (1361.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood





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