




Androse Gardens
Residents and
visiting residents

HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1EG

LEASEHOLD

A well-presented one bedroom first floor apartment which has been refurbished throughout and enjoys lovely views across The Bickerley and is only a short walk to the town centre and all local amenities. The property also benefits from excellent communal facilities which include residents lounge, laundry room, guest suite (available upon request), gardens, parking and a hairdressers facility. There are also pull cords to alert the house manager

The accommodation comprises of a personal door opening into an entrance hall which has an airing/storage cupboard and provides access to all the rooms. The kitchen has been refurbished with wall and base mounted units, contrasting worktops, stainless steel bowl sink unit, cooker with electric hob and extractor over and space for an under counter fridge. The sitting/dining room is a good size with a most enjoyable outlook, perfect to watch the world go by. The double bedroom also overlooks the front and is serviced by a modern shower room with tiled walls, pedestal wash hand basin, WC and an enclosed shower cubicle.

The accommodation also benefits from replacement carpets.

Viewing is highly recommended in order for a buyer to appreciate the excellent location and fantastic views this apartment has to offer.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: C

Further Information:

Age Restriction: 60+

Length of Lease: approximately 60 Years remaining

Ground rent: £tbc pa.

Service charge: £2,800pa.

The service charge covers: building insurance, upkeep of communal areas, external window cleaning, water and sewerage charges, laundry including the use of the washing machines and tumble dryers, spin dryer, iron and ironing board

No pets allowed.

A meeting is required with the Manager prior to accepting the purchaser as a resident.

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





This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

