



HEARNES

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# The Quomp, Ringwood, Hampshire, BH24 1NS

## LEASEHOLD

A very well presented two bedroom ground floor apartment set within a small courtyard development within a few minutes' walk from the town centre. Ringwood is a popular location being close to the New Forest and a short drive to the lovely sandy South Coast beaches. The town also offers an excellent range of educational, retail and leisure facilities with great commuter links via the A31 and A338.

The accommodation has been extensively refurbished by the current owners to an exacting standard and includes installing double glazing, a pressurised hot water cylinder and slimline electric panel heaters (which can be operated on the Economy 7 tariff). The living space is beautifully decorated throughout and comprises of an entrance porch ideal for coats and shoes which has wood laminate flooring which continues through the majority of the ground floor. A lovely light and bright dual aspect sitting/dining room overlooking the front with a walk in cupboard and a modern kitchen which offers an excellent range of bespoke base and wall mounted units, contrasting worktops, under counter oven, induction hob, space and plumbing for a washing machine, space for a larger style fridge freezer and tiled splash backs.

An inner hallway provides access to the two bedrooms with bedroom one being dual aspect and having fitted wardrobes. Bedroom two also has a fitted wardrobe and a airing cupboard. Both bedrooms are serviced by the partially tiled bathroom which has a panelled bath with shower attachment over, pedestal wash hand basin and WC.

The property further benefits from the use of the well cared for communal gardens, allocated parking and visitor parking.

*Viewing is highly recommended to appreciate the wonderful presentation and the sought after location.*

### LEASE INFORMATION

Term remaining	165 years
Free Holder	Tyrrel Investments Inc
Ground Rent	£1,025 per annum
Managing Agent	Napier Management

**COUNCIL TAX BAND: B**

**ENERGY PERFORMANCE RATING: tbc**

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. 67.9 sq. metres (730.9 sq. feet)



Total area: approx. 67.9 sq. metres (730.9 sq. feet)

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



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