



**HEARNES**  
WHERE SERVICE COUNTS

# Bickerley, Ringwood, Hampshire BH24 1EQ

## SHARE OF FREEHOLD

A fantastic location in the heart of Ringwood and close to The Bickerley & Castleman Trail, plenty of parking and a private garage, are just a few features of this fabulous, first floor purpose built apartment, which has been extensively and stylishly remodelled by the current owners.

This bright and spacious property has two well-proportioned double bedrooms (one with built-in wardrobes) which are served by a refitted, sleek white family bathroom.

The kitchen/breakfast room has been thoughtfully planned to make good use of the space on offer, being fitted in a range of light, shaker style units with contrasting granite style worktops. Built-in appliances include a stainless steel oven, induction hob and filter/extractor hood over.

The sitting room, as with the kitchen/breakfast room, enjoys a peaceful westerly aspect to the rear.

This fine property further benefits from gas central heating.

The property is offered with a share of the freehold and low maintenance costs, making this an attractive and comfortable home in a desirable location.

The current Leasehold: is for 999 Years from 20/02/2003 and the current monthly service charge is £92.08 paid monthly and includes building insurance. Please note there is a restriction within the lease which restricts the property from being sublet.

**Local Authority: New Forest**

**Council Tax Band: C**

**Energy Performance Certificate (EPC): D**

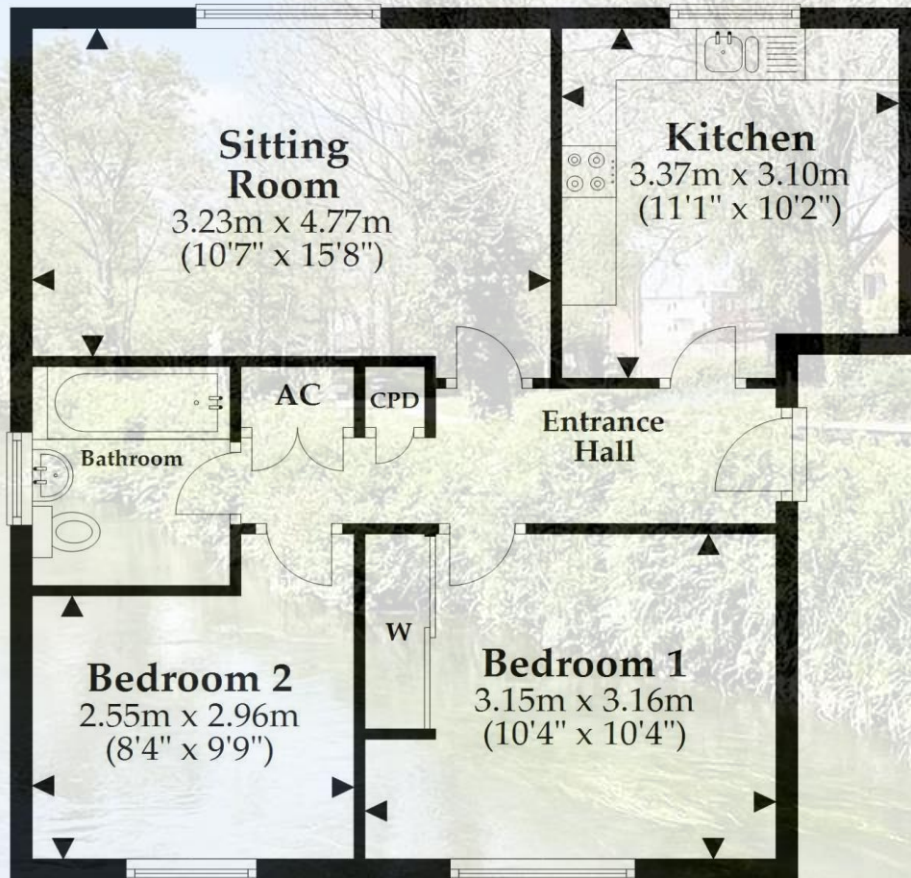
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## First Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



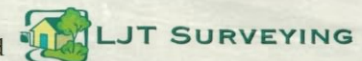
## Garage

Approx. 11.5 sq. metres (124.0 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)

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



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