



HEARNES
WHERE SERVICE COUNTS

Christchurch Road, Ringwood, Hampshire, BH24 1DH

LEASEHOLD

Wonderful two double bedroom first floor apartment with Juliet Balcony, presented in fantastic condition and ideally located for the lift and stairs. The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Juliet Balcony allowing the natural light to flood in. The Kitchen is accessed via the Lounge and offers a great array of wall and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and washer/dryer together with a window for natural light and ventilation.

Bedrooms one and two are both generous doubles, one with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required. Both serviced by the luxury shower room, with large shower cubicle and handrail, heated towel rail, WC and wash hand basin with vanity unit beneath. Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Located on the edge of the New Forest in the desirable market town of Ringwood, King Edgar Lodge is a delightful development of 25 one and two bedroom apartments. Part of Churchill Retirement's Autograph Collection of smaller more exclusive developments, The development is ideally located for all local shops and amenities as it is just a short walk away from the town centre which has a variety of traditional and independent stores, a Waitrose and a Sainsbury's supermarket, a wide variety of cafes and restaurants, as well as full medical facilities. The town is home to a weekly market on a Wednesday and hosts a Farmers market once a month in the Furlong Shopping Centre.

King Edgar Lodge hosts many weekly events which are often displayed on the notice board and allows homeowners to be as involved as they wish. A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager, who is also on hand to support the owners and keep the development in perfect shape. The communal living room and kitchen are also available for family meetings or perhaps just for enjoying a coffee with friends. King Edgar Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

King Edgar Lodge requires at least one apartment owner to be over the age of 60 with any second Owner over the age of 55. Approx. Service Charge (Year ending 31st May 2024) £5,019.66 per annum: includes Careline system, heating of the apartment, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance and Lodge Manager.

**Approx. Ground rent £866.11 per annum. To be reviewed in February 2030
125 year Lease commencing May 2016.**

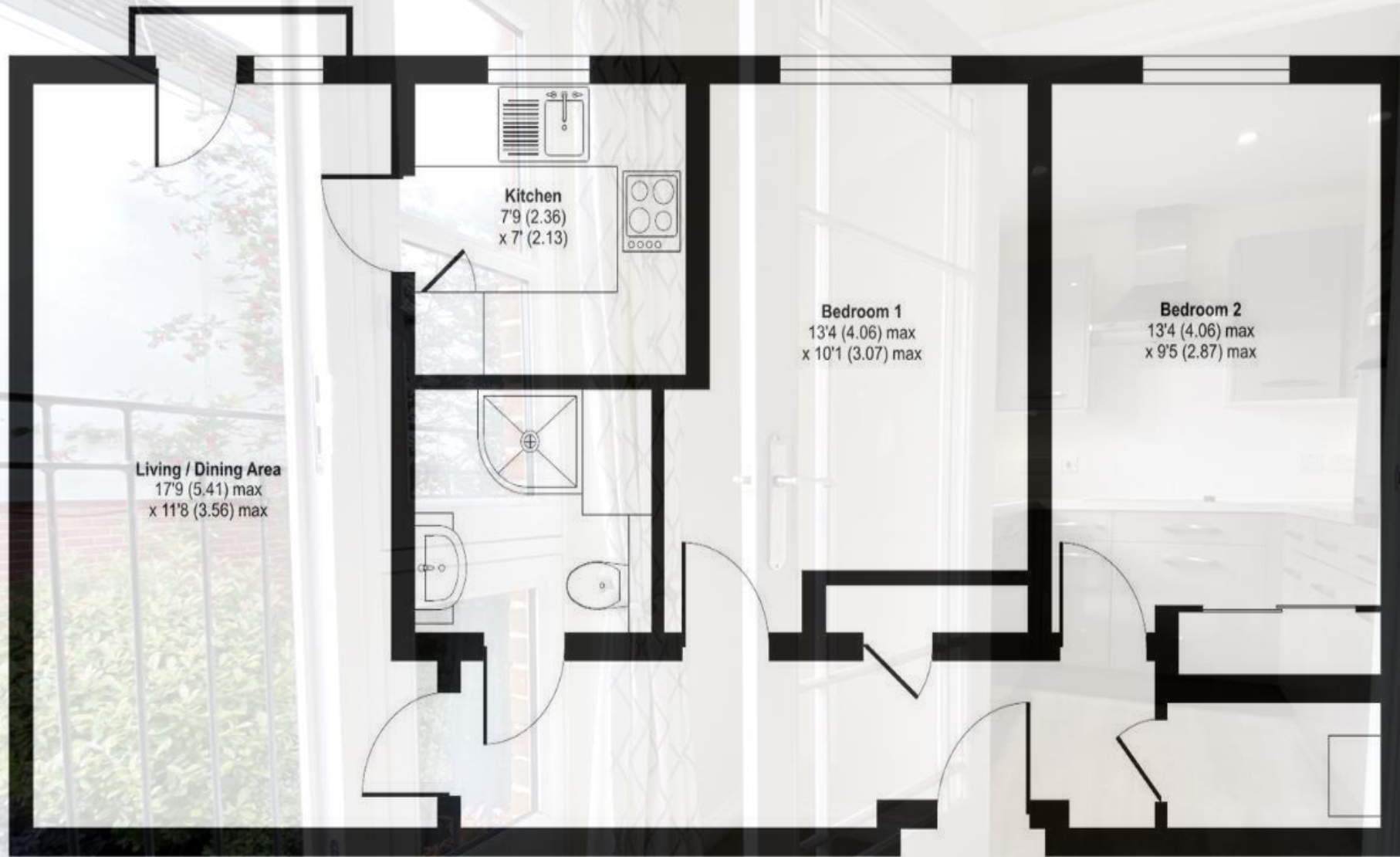
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Local Authority: New Forest

Council Tax Band: D

Energy Performance Certificate (EPC): Rating B





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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

