



HEARNES

WHERE SERVICE COUNTS



# Southampton Road, Ringwood, Hampshire, BH24 1HT

## LEASEHOLD

An impressive two bedroom town house situated in a popular residential area positioned to the rear of a small development set within a charming period house. The property is located just over a mile from Ringwood town centre and is within walking distance of local schools and convenience store.

The property is approached across a paved courtyard with the front door opening into the spacious sitting room which could accommodate a dining table and chairs if desired. A door way to the side opens into the kitchen/breakfast room which has an excellent range of cream floor and base units, dark walnut effect worktops, one and a half basin sink unit, under counter oven, four burner gas hob with extractor over, integrated fridge freezer and dishwasher, space and plumbing for a washing machine, space for a breakfast table and chairs, tiled splash backs and floor.

A staircase rising from the sitting room leads to the first floor landing which provides access to the two bedrooms with bedroom one being a good size double. The two bedrooms are serviced by a modern fully tiled bathroom consisting of a panelled bath with shower attachment over, pedestal wash hand basin and WC.

The property benefits from an allocated parking space and use of the communal courtyard garden. Further benefits include gas central heating and double glazing.

**Situation:** The market town of Ringwood offers excellent shopping and recreational facilities whilst the commuter is well catered for with direct access onto the A31 and A338 providing links to the M27 and M3. The highly regarded south coast beaches at Bournemouth, Christchurch and Poole are easily accessible and beautiful New Forest National Park is right on your doorstep.

### Lease Details

**Term:** 250years from 1<sup>st</sup> January 2007

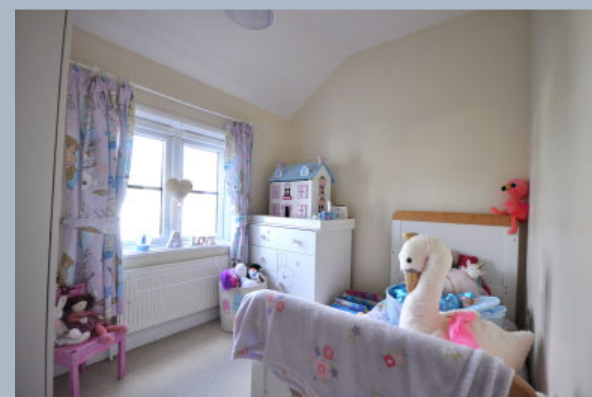
**Grand Rent and Service Charge approx. £1,000.00 per annum**

**Managing company F & S Property Management Limited**

**COUNCIL TAX BAND: B**

**ENERGY PERFORMANCE RATING: C**

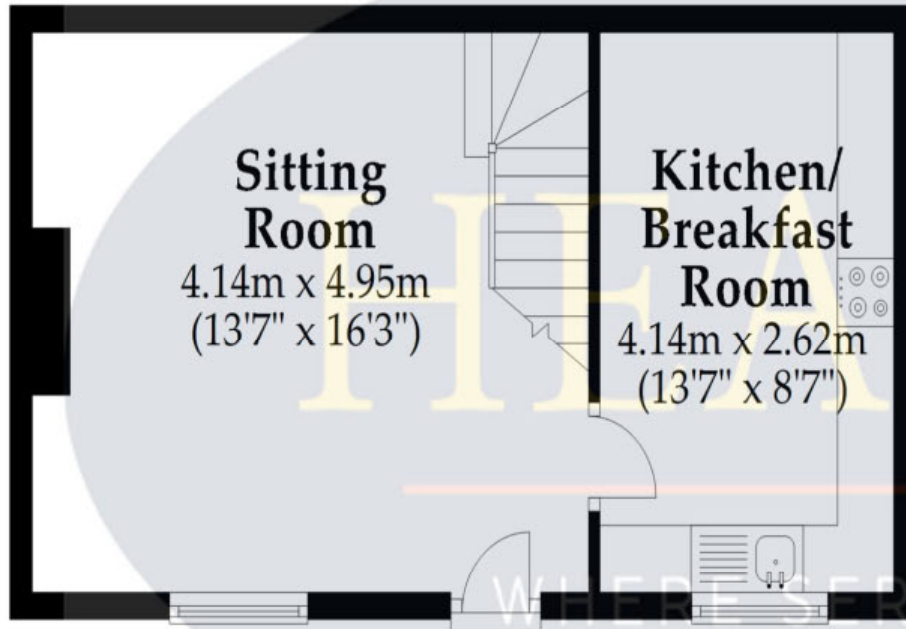
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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

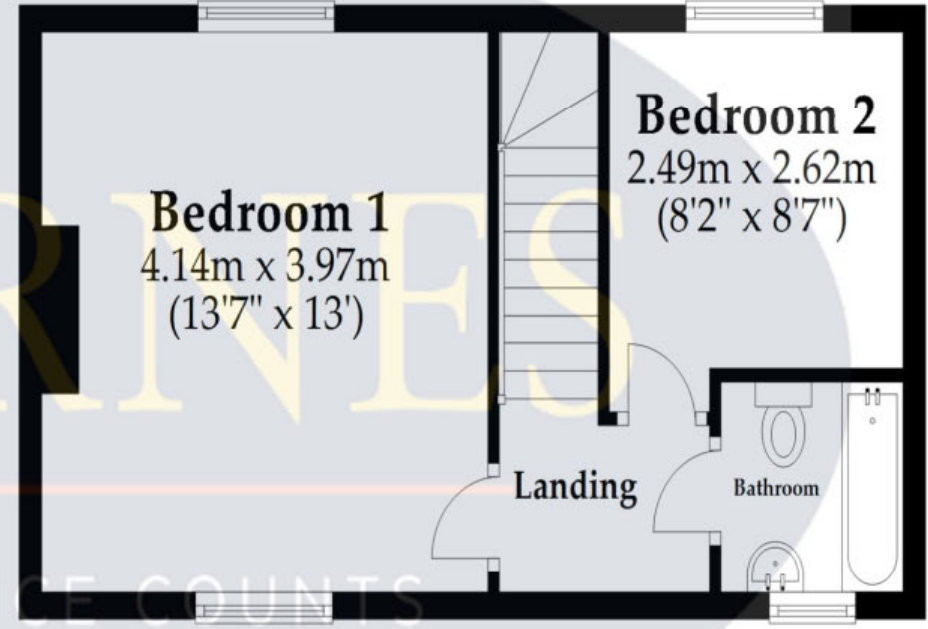
## Ground Floor

Approx. 31.7 sq. metres (341.7 sq. feet)




## First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



**Total area: approx. 63.5 sq. metres (683.4 sq. feet)**

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

52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE



