



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1FA

SHARE OF FREEHOLD

A well-proportioned two bedroom ground floor purpose built apartment ideally situated within approximately half a mile from the town centre. The property would be ideal for a first time buyer or for an investment. The historic market town of Ringwood offers an excellent range of educational, leisure and retail facilities together with a selection of restaurants and cafes. The area offers easy access to commuter routes with the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton. The beautiful New Forest is right on your door step and the sandy beaches at Bournemouth are also within easy reach. The property is also within walking distance of the Bickerley and David Lloyd Leisure Club.

A secure communal front door accessed via an entry phone system leads into the communal entrance hall. A personal door opens into the reception hall which has laminate flooring and two large storage cupboards one being the airing cupboard. The sitting room enjoys a good degree of natural lighting with two windows overlooking the communal gardens with an archway through to the kitchen. The kitchen comprises of a range of base and wall mounted units, stainless steel sink unit, and space for a freestanding cooker with extractor over, space for fridge/freezer and washer machine and tiled splash backs.

There are two double bedrooms both of which are service by the partial tiled bathroom which has a panelled bath, enclosed shower cubicle, a pedestal wash hand basin and lower level WC.

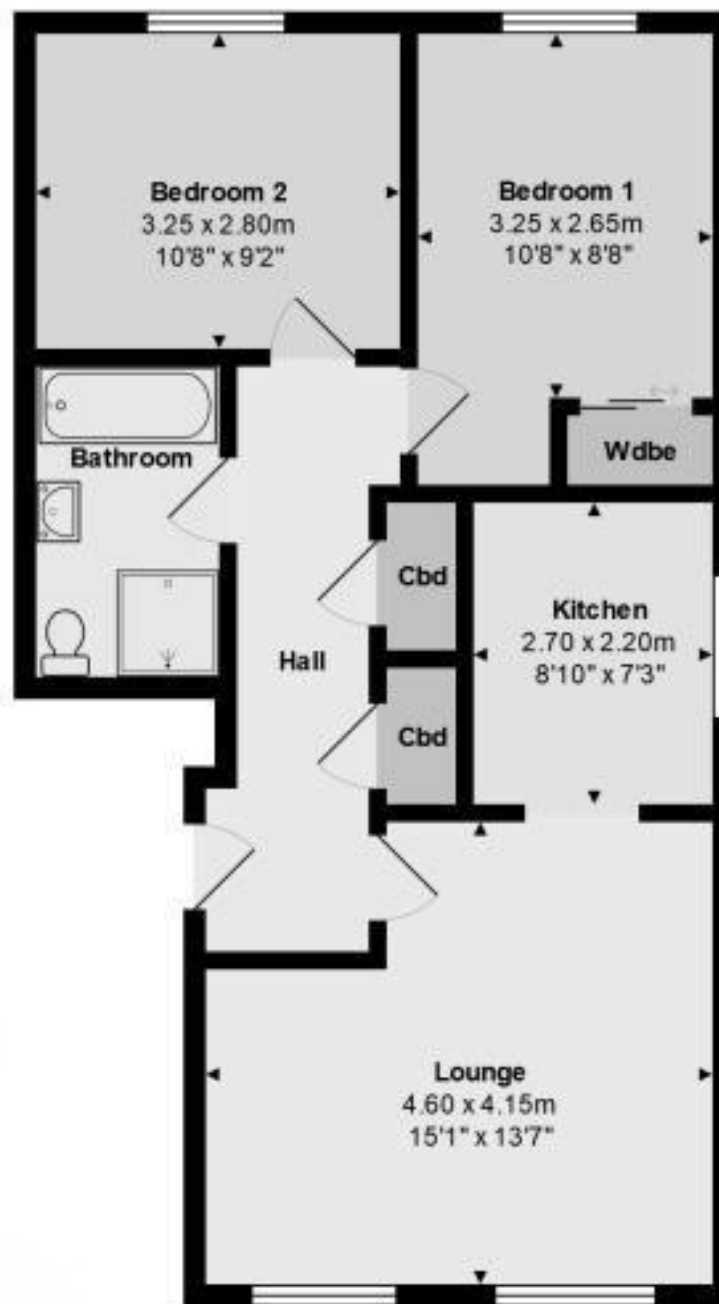
The property enjoys the benefit of access to communal gardens, which has a communal drying area, plus there is allocated parking for one car, in addition to visitor parking.

LEASE INFORMATION: We have been advised that the lease commenced in 1993, on a 125 year term and the current service charge (2019) is £700 pa. The Managing Agents are Evolve Block & Estate Management Ltd. 24a, Southampton Road, Ringwood, BH24 1HY. The property benefits from SHARE OF FREEHOLD.

COUNCIL TAX BAND: B
ENERGY PERFORMANCE RATING: 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 and do not form part of the contract.





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