



NEW COURT

HEARNES

WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1EE

## SHARE OF FREEHOLD

Situated on the edge of the Avon Valley is this two bedroom second floor apartment located within Ringwood's town centre and within level walking distance to the range of independent and high street shops, cafes, and restaurants. The beautiful New Forest National Park is a haven for a variety of outdoor pursuits is a short drive away as are the popular beaches at Bournemouth, Christchurch and Poole. For commuters the more major towns of Poole, Bournemouth and Salisbury can be accessed via the A31/A338, whilst Southampton, Winchester and London can be accessed via the A31/M27/M3.

The apartment is of a good size and well-presented throughout and is accessed via a communal reception hall with an entrance security system keypad with staircase to the second floor. A personal front door opens onto the reception hall with communal phone. The accommodation comprises kitchen with a range of wall and floor mounted units, single stainless steel sink and drainer, four ring gas hob, a free standing fridge freezer, tiled splash backs and delightful views over the river and water meadow. The sitting/dining room has a dual aspect and also enjoys views over the River Avon and the water meadows where on occasions deer can be seen.

There are two double bedrooms both benefitting from fitted wardrobes and overlooking the front aspect and are serviced by the good size partially tiled shower room which has pedestal wash hand basin, low level WC, enclosed shower cubicle. This room also houses the washing machine..

The apartment further benefits from gas central heating, replacement boiler fitted in 2018, double glazing, a garage and parking and well-tended communal gardens.

Viewing is highly recommended to appreciate the location and position of this delightful apartment.

Term of Lease - 99 years from February 2001 – Share of Freehold  
Maintenance - £1,500.00 per annum  
Ground Rent - Peppercorn

**The Managing Agents are Evolve Block & Estate Management Ltd. 24a, Southampton Road, Ringwood, BH24 1HY.**

**COUNCIL TAX BAND: B      ENERGY EFFICIENCY 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.

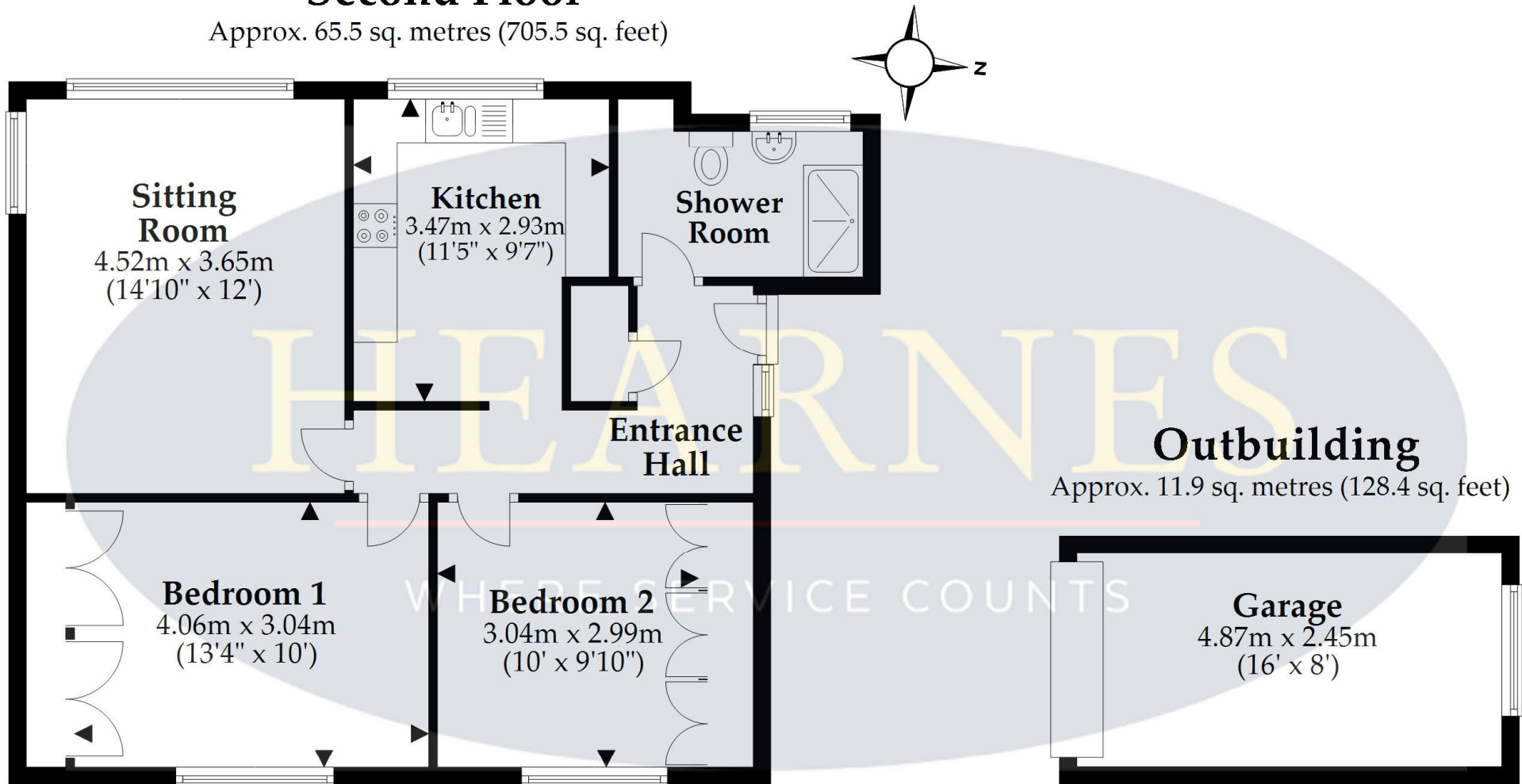


BEAUTIFUL RIVER & WALKS WITHIN 50 METRES FROM THE PROPERTY



## Second Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



Total area: approx. 77.5 sq. metres (834.0 sq. feet)

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



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