



HEARNES

WHERE SERVICE COUNTS

# Christchurch Road, Ringwood, Hampshire, BH24 1DG

## SHARE OF FREEHOLD

A very well presented two bedroom ground floor apartment situated within a most sought after location being a short walk to the High Street in Ringwood's town centre and the Bickerley renowned for its open space and riverside walks. The market town of Ringwood is located on the east bank of the River Avon and is a gateway to the magnificent New Forest National Park. Ringwood is recognized its high performing schools and offers a great range of range of independent and high, street shops and restaurants. The area provides excellent commuter links and there are mainline train stations and international airports at Bournemouth and Southampton. Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The beautiful beaches at Bournemouth are approximately 20 minutes away.

The property is entered via a communal front door with intercom to each apartment allowing access to a communal hallway with post box, stairs to the upper floors and an inner hallway with access to flat 5's front door. The entrance hallway provides access to all rooms, including a large storage cupboard and separate airing cupboard. The large living room has a bright window to the front aspect, numerous power sockets and room for a dining table. The kitchen has ample storage with a range of floor and wall mounted units, worktops and tiled splash backs. There is an electric oven with gas hob above also space, plumbing and power for a dishwasher and fridge-freezer.

The master bedroom has a large window which overlooks the rear garden and has a range of sliding door wardrobes and benefits from an en-suite shower room which has partially tiled wall, enclosed shower cubicle, wc and wash hand basin. The second bedroom which could also be used as a garden room has access to the outside via French doors and a ramp. The family bathroom offers a panelled bath with shower attachment over, wc and wash hand basin. The current owners have installed a partition wall which has allowed space for washing machine and tumble dryer above.

Outside the property enjoys its own allocated parking within an attractive covered car port. The gardens to the rear are walled and particularly pretty with flower borders and a large area of lawn.

### LEASE INFORMATION – Share of Freehold

**Length of Lease: 999 years from 1999**

**Service charge: approximately £1,400 per annum**

**Management Company Arquero Management Limited**

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: C**

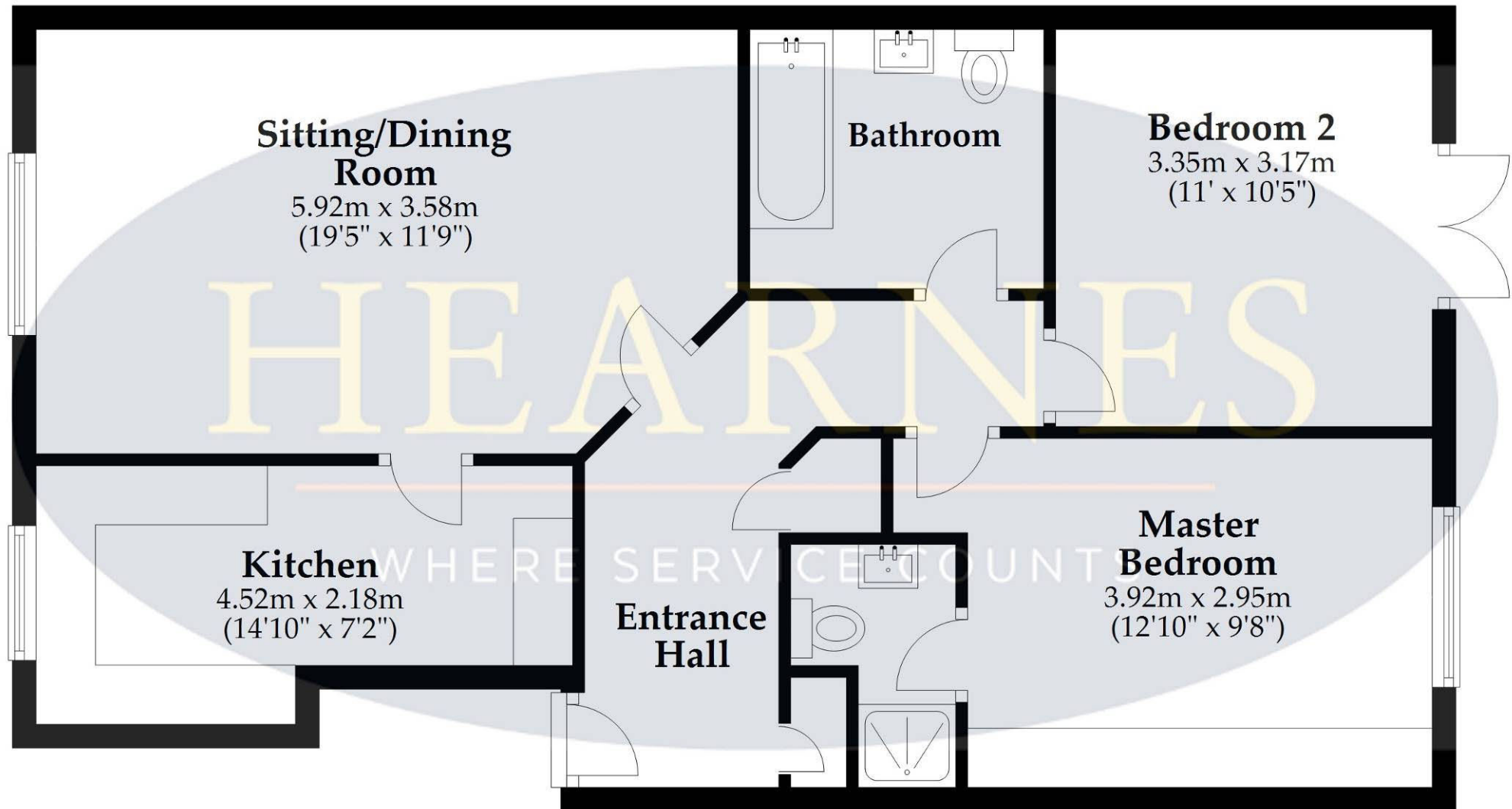
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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

## Ground Floor

Approx. 71.6 sq. metres (770.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: [ringwood@hearnes.com](mailto:ringwood@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

