



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1JD

## LEASEHOLD PRICE £349,950

A well-presented two bedroom ground floor apartment situated on the edge of the town and only a few minutes' walk to shops, doctors surgery, dentist and bus stops. This stylish development was constructed in 2015 and designed by award winning architect, Terence O'Rourke to provide a combination of traditional and contemporary architecture.

This stunning high specification apartment is accessed from a communal hallway which has a door entry system and also gives access to a bin store, bicycle store and a lift to all floors. A personal door opens into a spacious reception hall which has three full height storage cupboards with shelving and engineered wood flooring which continues through to the kitchen/dining/sitting room. The kitchen area has been fitted with an extensive range of light grey high gloss units with complimenting Quartz worksurfaces, integrated Neff appliances to include an electric four ring hob with extractor over, double oven and grill, dishwasher and fridge freezer. The sitting/dining area is complimented by double doors opening onto a pretty courtyard with a small patio area.

Both bedrooms are generous double rooms with fitted wardrobes and luxurious en-suite facilities with Porcelanosa floor and wall tiles. The master has a fabulous arrangement with a bath and the second bedroom has a double walk in shower cubicle.

Viewing is highly recommended to appreciate the presentation and closeness to town with the added benefit of the remainder of the 10 year Premier Guarantee Building Warranty.

### Tenure: Leasehold

Lease: 125 Years from June 2015

Ground rent: £250.00 pa

Service charge: £1198.85 Ground floor

Buildings guarantee: Remainder Managing Agents: Nettleship Sawyer.

Sub-letting is permitted subject to the consent of the landlords. Pets are allowed subject to the consent of the landlords.

**COUNCIL TAX BAND: D ENERGY PERFORMANCE RATING: C**

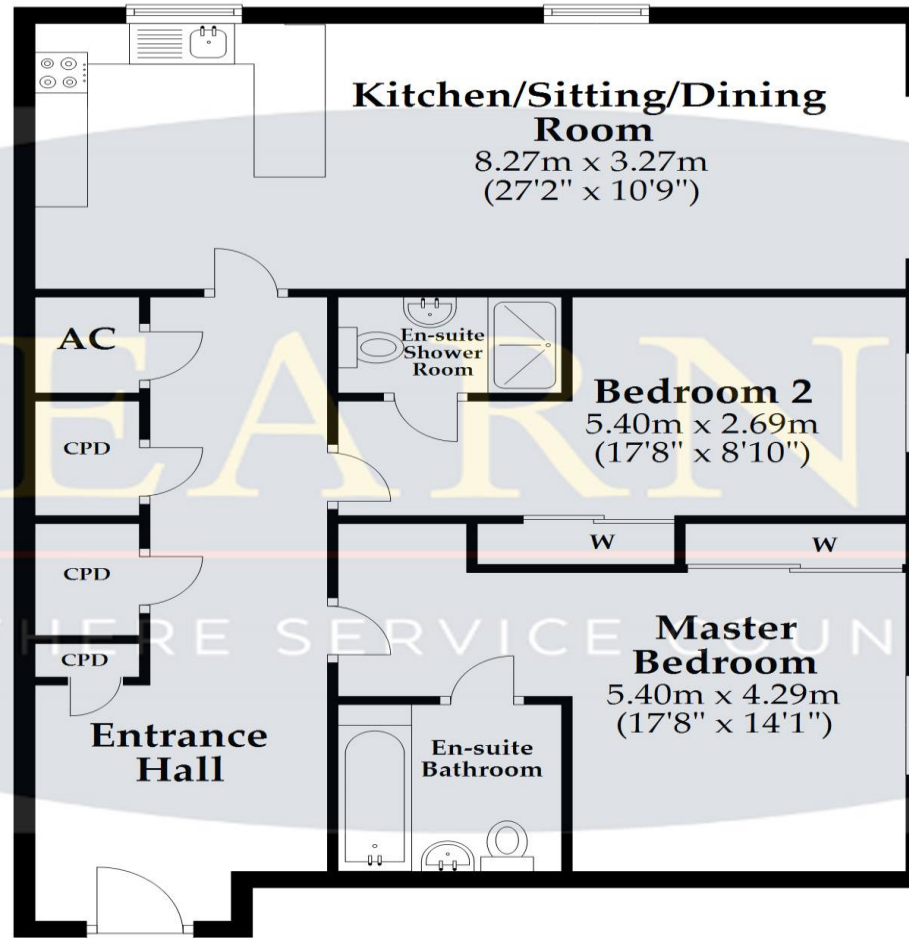
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

## Ground Floor

Approx. 88.1 sq. metres (948.0 sq. feet)



Total area: approx. 88.1 sq. metres (948.0 sq. feet)

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



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