

# View From Sitting Room



**HEARNES**

WHERE SERVICE COUNTS

# Dewey's Lane, Ringwood, Hampshire, BH24

## LEASEHOLD

A fantastic central location, in the very heart of Ringwood Town Centre and no onward chain, are just a couple of features of this lovely bright and spacious warden assisted apartment.

Located on the first floor this delightful property enjoys far reaching and peaceful views over the stunning private communal gardens towards The Bickerley. Even on the duller of days the sitting/dining room is still wonderfully light with its wide square bay window. The kitchen has been re-fitted in a range of modern units with space for appliances.

The bedroom also has very generous proportions, enjoying views over the gardens similar to the sitting room and a large built-in wardrobe,

White Lion Courtyard forms part of an exclusive & prestigious house managed complex for residents of 55 years & over. The development was originally built in the 1980's paying particular attention to external architectural features & set in delightful landscaped gardens. The development has been cleverly designed in 4 contrasting blocks, easily accessed by light & airy communal passageways.

**SITUATION:** This prestigious development is centrally located immediately adjacent to Ringwood Market Place which offers a weekly street market, in addition to comprehensive leisure, shopping and community facilities. The open area of green known as The Bickerley is easily accessible providing significant open space, with attractive walks accessed via the Castleman Trailway. The A31 & A338 provide transportation links to Bournemouth 12 miles, Southampton 16 miles & Salisbury 18 miles. The open New Forest is within 2 miles distance.

### LEASE INFORMATION

**TERM: 99 YEARS FROM 1986**

**MAINTENANCE: £210 per month**

**GROUND RENT: £100 per annum**

**MANAGING AGENT: Whitton and Laing, 20 Queen Street, Exeter EX4 3SN**

**COUNCIL TAX BAND: C (New Forest District Council)**

**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.



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

## Ground Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 44.5 sq. metres (478.8 sq. feet)

