



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1HB

LEASEHOLD

Accessed via an entry phone intercom this fabulous apartment is accessed from a well maintained communal hallway with personal access to both the front and rear of the building. Stairs take you to the first floor where this beautifully presented apartment is located.

The entrance hallway provides access to all rooms and the kitchen is located to the rear with contemporary LED down-lighting and sky lights bringing in lots of natural light. There is a comprehensive range of white high gloss base and eye level units and benefits from plenty of work top space, the décor is crisp, clean and fresh with a lovely recently fitted wood effect floor that extends through the hallway and also into the living room. The living room is spacious and benefits from a full length window to the front, again allowing maximum light.

The master bedroom is large with a lovely modern en-suite bathroom including over bath shower, hand wash basin and WC. Once again a full length window allows plenty of light and also a useful fitted cupboard.

Bedroom two is a very generous double room with ample space for a study area and a full length window. The shower room is ideally located to service bedroom two and is modern and bright with a WC, wash hand basin and corner shower enclosure.

To the rear of the property is the allocated parking which is a generous size with enclosed bin store and space for further storage if required.

Tenure: Leasehold

Lease: 125 Years from 2017

Ground rent: £350.00 pa

Service charge: First floor: £1,200.00 pa

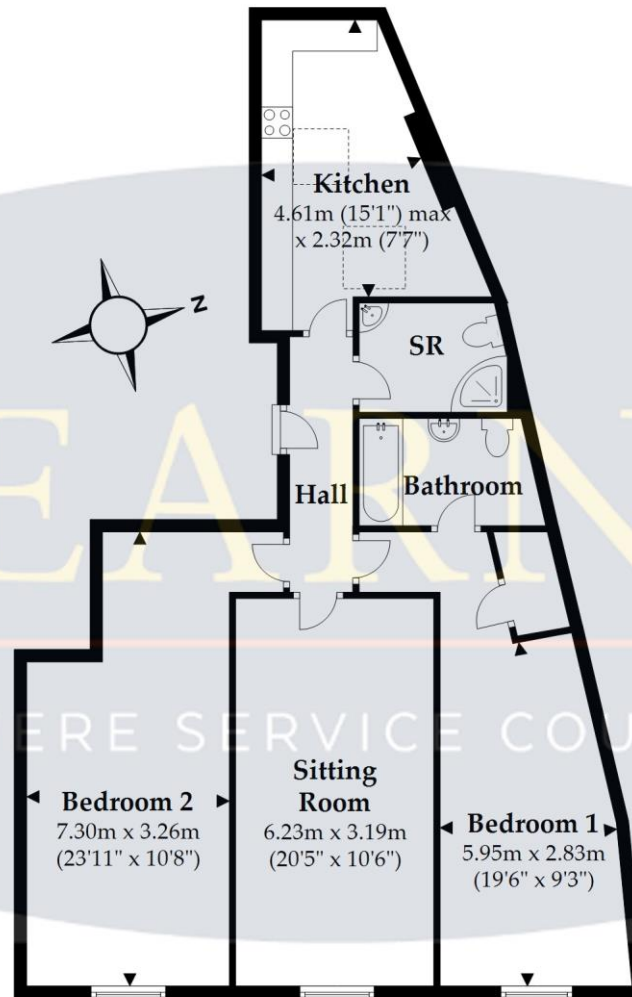
COUNCIL TAX BAND: B New Forest
ENERGY PERFORMANCE RATING: C

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.



First Floor

Approx. 91.0 sq. metres (979.5 sq. feet)



LJT SURVEYING

Total area: approx. 91.0 sq. metres (979.5 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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