



Ringwood, Hampshire

£235,000

  
**MARTIN&CO**



# Ringwood, Hampshire

## Flat

1 Bedrooms, 1 Bathroom

£235,000

- Character Property
- Lovely Location
- Beautiful Gardens
- Allocated Parking
- Good Size Flat
- 974 Year Lease
- Share Of Freehold
- GCH
- Sole Agent
- EPC Rating D

Martin & Co are proud to present this characterful one bedroom top floor flat, The property is situated within the exclusive Moortown House Development on the outskirts of Ringwood. This one bedroom flat benefits from beautiful landscape gardens. For more information please contact the sales team on 01425 474005.





The characterful one bedroom flat comprises of a good size bedroom, living room with dining area, kitchen and bathroom. To access the flat there is a communal main entrance with stairs to the flop floor. Parking for one car and access to some stunning communal gardens. Moortown House is located about 1 mile outside of Ringwood on the Christchurch Road. Its within walking distance of the local David Lloyd Leisure Club.

**LOUNGE/DINER**

18'2" x 19'5"

A spacious double aspect lounge/diner with views over the communal gardens. The room has some beautiful exposed beams and storage in the eaves.

**KITCHEN**

7'0" x 8'2"

The kitchen has a Velux window giving plenty of natural light. There are a range of floor and wall mount units, an electric oven, electric hob with extractor and space for a washing machine and fridge/freezer.

**BEDROOM**

18'2" x 11'3"

The double aspect bedroom is a good size with exposed beams and fitted wardrobe.

**BATHROOM**

A fully tiled bathroom with shower over bath, a hand wash basin with storage under & a WC.

**GROUNDS**

The property has access to the stunning communal gardens with landscape features, patio and large pond.

The property comes with one allocated parking space.

**IMPORTANT INFORMATION**

Share of freehold

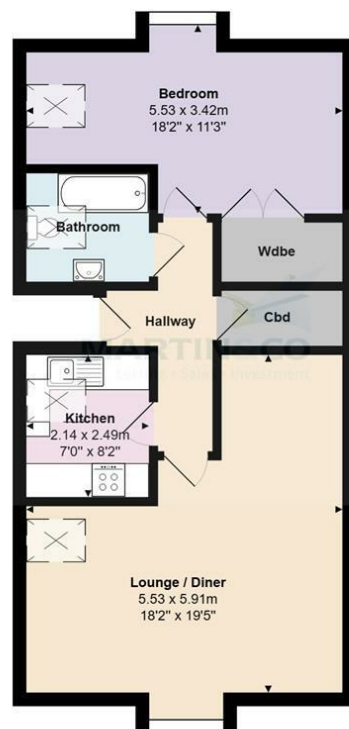
974 years remaining on the lease

Approx £120 a month service charge including buildings insurance



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 61.3 m<sup>2</sup> ... 659 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## Background User

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.