



Old Forge Close *Ringwood, BH24 1GZ*

SPENCERS









## The Property

A rare opportunity to acquire a truly exquisite and impeccably styled penthouse apartment, occupying a prime position within an exclusive and highly sought-after development on the edge of Ringwood. This exceptional second floor residence spans the full width of two apartments, offering a rare sense of scale, sophistication and privacy. With beautifully landscaped communal grounds and excellent access to London, this home combines luxury with effortless modern living.

From the moment you step into the secure communal entrance and ascend to the second floor, the attention to detail is apparent. A spacious and welcoming entrance hall leads to all principal rooms and includes a generous storage cupboard, cloakroom and a utility room with space for laundry appliances.

The heart of the home is the stunning open-plan kitchen, dining and living room designed for both entertaining and everyday comfort. Flooded with natural light, the living area features a Velux Cabrio fold-away balcony with an integrated window seat, offering elevated views over the manicured communal gardens.

The bespoke kitchen boasts sleek cabinetry, white marble-effect Quartz worktops and high-end integrated appliances including a Bosch gas hob, oven, microwave, fridge/freezer, dishwasher, waste disposal and concealed recycling bins. A tiled splashback and wood-effect flooring complete the space with style and practicality.

There are two spacious double bedrooms, the master bedroom featuring a built-in wardrobe and a large shower room. The second bedroom has use of the family bathroom which has a three piece suite, including a bathtub.

Outside, the landscaped communal gardens provide a peaceful setting. The property also includes ample parking and a private, allocated carport space.



2



1



2



## FLOOR PLAN



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

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





## Additional Information

- Tenure: Leasehold
- 119 Years remaining on the lease
- Service Charge Approximately £1800 per annum
- Ground Rent Approximately £200 per annum
- Council Tax Band: C
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: C Current: 80C Potential: 80C
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)

## The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors surgeries and dentists and all three Ringwood Schools, yet is just on the edge of the beautiful New Forest, offering thousands of acres of natural heath and woodland which is ideal for walking, cycling and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes and restaurants, as well as two well known supermarkets and two leisure centres. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and International airports at both Bournemouth and Southampton.

## Directional Note

Exit Ringwood onto Southampton Road (just off the main roundabout adjacent to the main car park). Continue over the flyover and stay on this road until you reach a roundabout adjacent to the White Hart public house. Turn left here onto the Gorley Road and after about a quarter of a mile turn right onto Linford Road and you will come to the entrance to the property on your right hand side.

## Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







For more information or to arrange a viewing please contact us:

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