



High Street

Ringwood, BH24 1AF

SPENCERS
NEW FOREST



New Forest National Park

The Property

A fantastic investment opportunity to acquire a freehold first floor apartment and ground floor high street shop, located in the highly sought-after Market town of Ringwood.

Situated in the heart of the town, the apartment comprises two/three bedrooms, a spacious living room, a well-presented kitchen/dining room, and a family bathroom. Further benefitting from a courtyard garden, with stairs rising to a first-floor decked seating area.

The shop is rented out as a commercial let and is run as a successful café with a large shop window fronting the high street.



The Furlong Shopping Centre

Services

All mains services connected

Council Tax Band: A

Ofcom broadband speeds up to 75 Mbps (Superfast)

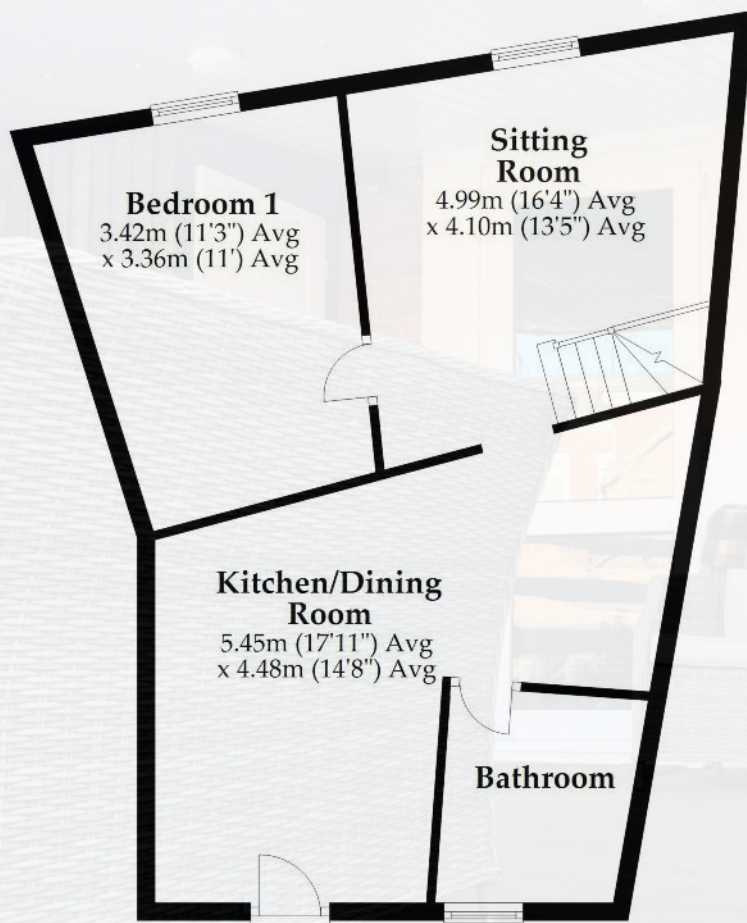


FLOOR PLAN

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

Flat Floorplan

Ground Floor



First Floor



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



The Situation

The historic and pretty town of Ringwood offers a weekly market and comprises several popular restaurants, cafes and pubs as well as an array of independent and High Street shops. Additional facilities include a variety of sporting clubs, two leisure centres, three supermarkets and excellent local schooling. The wonderful New Forest is just a short drive away, drawing people from miles around, offering thousands of acres of natural heathland and woodland - a haven for walking, horse riding and cycling. The cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns and golden beaches of Bournemouth and Christchurch are approximately 10 miles distant, with airports easily accessible. At both Bournemouth and Southampton (20 miles) west both with their airports are easily accessible.

Directions

From the centre of Ringwood (The Furlong Centre), proceed towards the High Street, turning left into Meeting House Lane before turning right at Peddlars Walk. Proceed by foot and take a left turn after Sainsburys, then proceed for approximately a minute and the property can be found directly ahead. You will then find 24b Meeting house lane, where you will enter the side gate of this property to then approach straight ahead to Flat 4a.

Spencers of The New Forest 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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