



Charing Close

Ringwood, BH24 1FA

SPENCERS
NEW FOREST



The Property

No forward chain! A vacant two bedroom ground floor apartment situated in the heart of Ringwood and within a level walk of the town centre. In need of modernisation, this apartment is an ideal purchase for either investors or first time buyers.

A secure communal front door with entry phone system:

- Personal door into the reception hall with carpeting throughout
- Two large storage cupboards, one being an airing cupboard
- Sitting room with natural lighting and two windows overlooking communal gardens
- Archway leading to the kitchen comprising a range of base and wall-mounted units, stainless steel sink unit, space for a freestanding cooker with extractor over, space for fridge/freezer and washer machine
- Two double bedrooms

A bathroom featuring:

- Panelled bath and enclosed shower cubicle, pedestal wash hand basin and lower level WC

Grounds

- Access to communal gardens with a drying area
- Allocated parking for one car
- Visitor parking available



FLOOR PLAN

Coming Soon...



The Furlong Shopping Centre

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.

Services

Energy Performance Rating: TBC

All Mains Connected

Council Tax Band: C

Tenure : Freehold

- Lease commenced in 1993 with a 125-year term.
- Current service charge (2024): £750 per annum.
- Managed by Evolve Block & Estate Management Ltd.
- Property benefits from a share of the freehold.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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 for 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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