



Old Forge Close *Ringwood, BH24 1GZ*

SPENCERS



The Property

A stylish and well appointed first floor apartment, conveniently positioned close to Ringwood town centre.

Situated within a well maintained development, this attractive two bedroom first floor apartment offers spacious, modern accommodation with the added benefit of a private balcony enjoying views over the communal gardens.

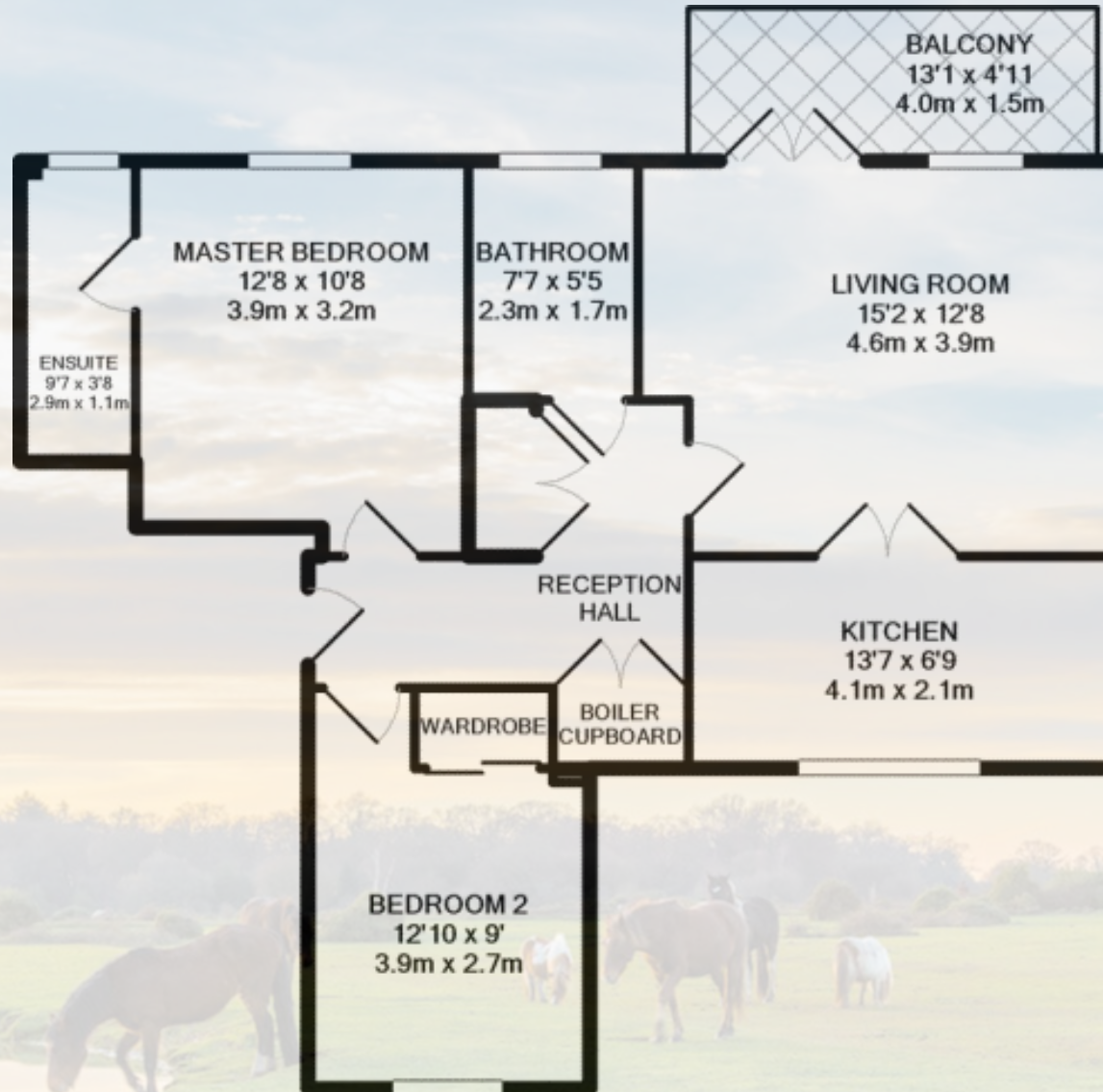
The accommodation comprises a welcoming entrance hallway, a generous sitting/dining room providing access to the balcony and a modern fitted kitchen with a range of units and integrated appliances.

There are two double bedrooms, including a principal bedroom with en-suite shower room, as well as a well-appointed main bathroom.

Externally, the property benefits from communal gardens and an allocated car port, along with visitor parking.



FLOOR PLAN



TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Additional Information

- Tenure: Leasehold
- 109 Years remaining on the lease
- Service Charge £900 per annum
- Ground Rent £200 per annum
- Council Tax Band: B
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: B Current: 81B Potential: 81B
- 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.

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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