



Flat 1, 6a Market Place

Ringwood, BH24 1AW

SPENCERS



The Property

Situated on Ringwood's High Street, this attractive spacious two-bedroom, two-storey Grade II listed flat is full of character and offers great potential to add your own touch.

Featuring period details such as sash windows and exposed beams, it includes a bright living area, a functional kitchen, two generous bedrooms and a bathroom.

With shops, cafés and amenities just steps away, this unique home is ideal for buyers seeking charm, convenience and opportunity in the heart of town.

- Entrance area with space for boots and coats, leading directly into the dining area.
- Dining space features under stair storage area and a useful alcove for additional storage.
- Generous, bright lounge with pleasant High Street views and a feature fireplace with attractive tiled surround.
- Practical kitchen also overlooking the High Street, with a good range of base, wall and drawer units.
- Includes a built-in fridge freezer, Samsung electric hob, an oven/grill and space for white goods.
- Upstairs, a spacious principal bedroom with ample built-in wardrobe and cupboard storage.
- Second bedroom is a well-sized double, also with built-in wardrobe space.
- Contemporary three-piece bathroom servicing both bedrooms.

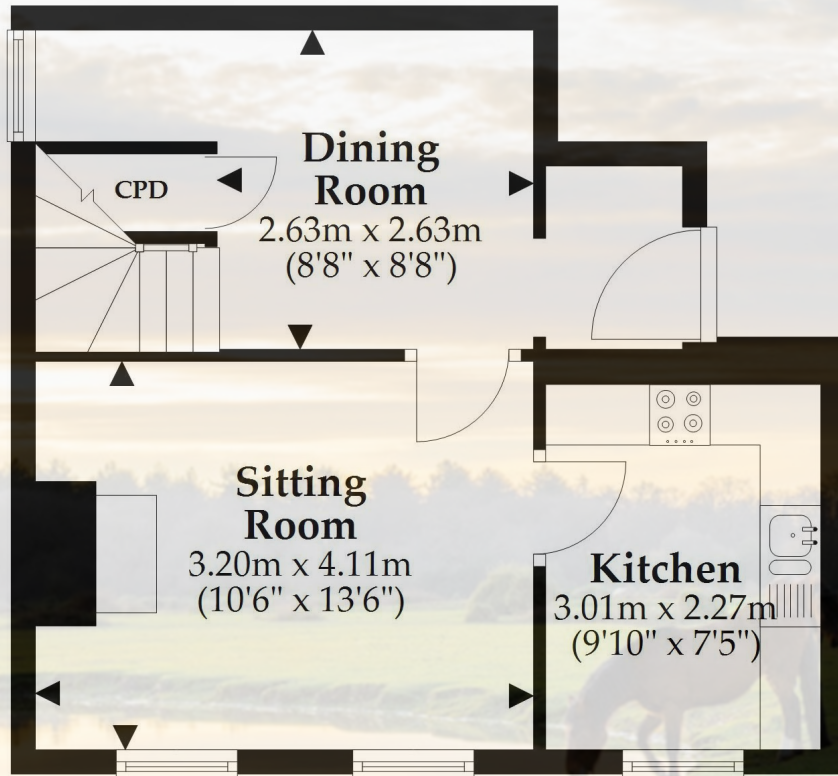


FLOOR PLAN



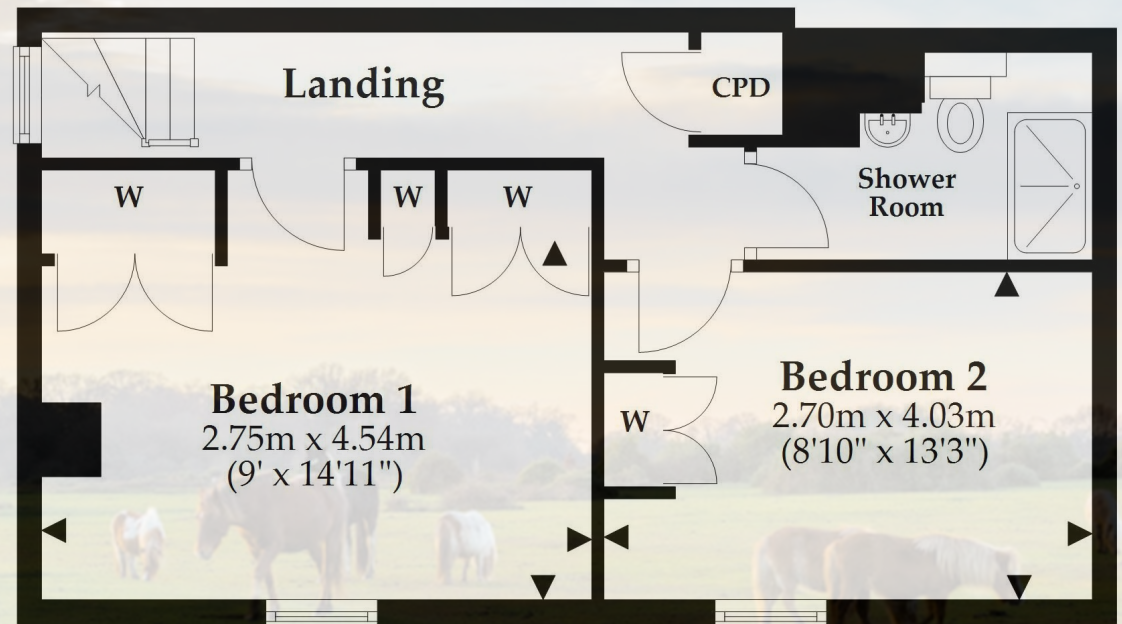
First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Second Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

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





Additional Information

- Tenure: Leasehold
- 98 Years remaining on the lease
- Council Tax Band: C
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: E Current: 50E Potential: 70C
- Ofcom broadband speed of up to 1000 Mbps (Ultrafast)

The Situation

Conveniently located in the town centre of Ringwood, the property benefits from being close by to a range of shopping facilities, boutiques, cafe's, restaurants and leisure facilities. The easily accessible A338 links to the larger coastal towns of Bournemouth and Christchurch, which are approximately 8 miles South and Salisbury, approximately 18 miles North. Southampton is approximately 18 miles East via the A31 and London, by car, approximately 2 hours.

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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.com