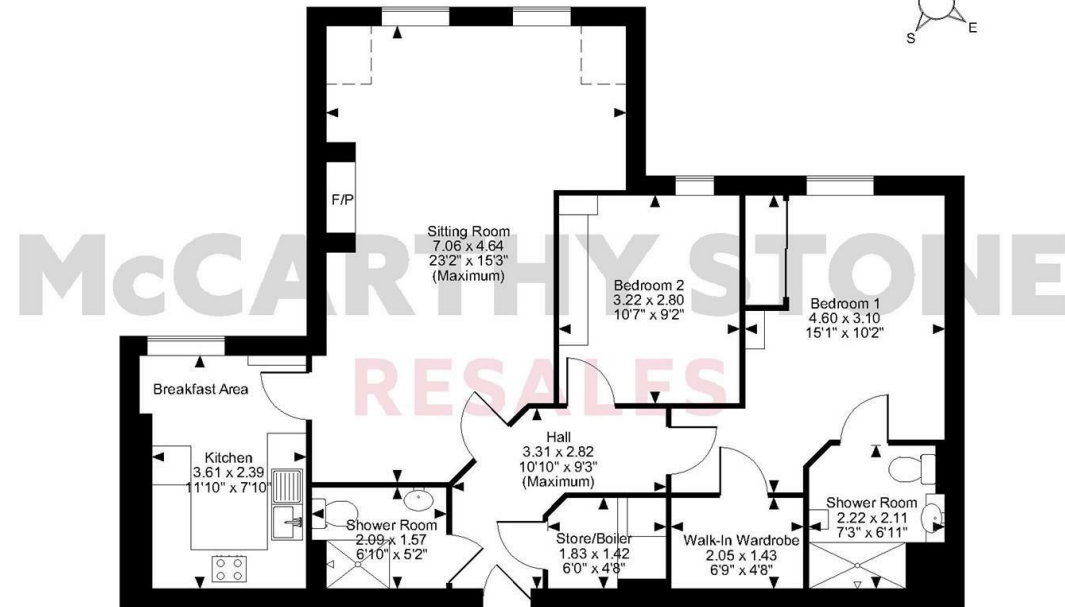


2 Cornmantle Court, 2 Parsonage Barn Lane, Ringwood  
Approximate Gross Internal Area  
852 Sq Ft/79 Sq M



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8596856/JOV

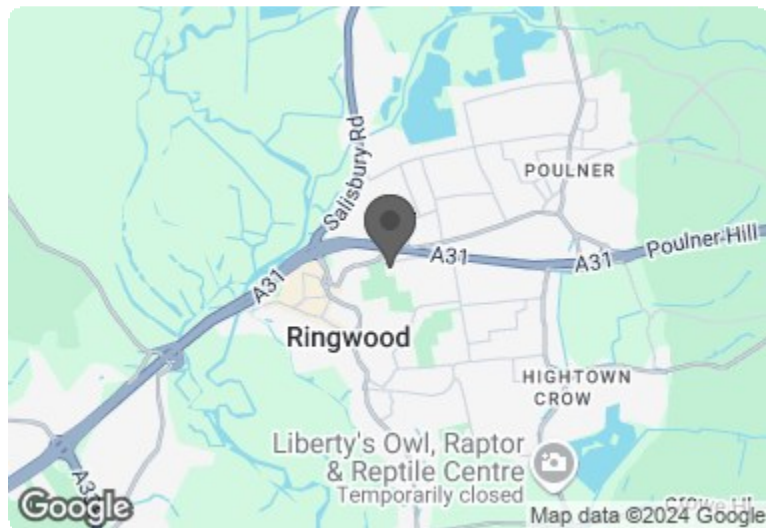
## 12 Cornmantle Court

Parsonage Barn Lane, Ringwood, BH24 1WJ

**PRICE REDUCED**



Council Tax Band: D



| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |



**PRICE REDUCTION**

**Asking price £299,950 Leasehold**

A WONDERFULLY presented two bedroom retirement apartment. Located on the **FIRST FLOOR**. The master bedroom is complemented with an EN-SUITE and a WALK-IN WARDROBE.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Cornmantle Court, Parsonage Barn Lane,

## 2 Bed | £299,950

PRICE  
REDUCED

Cornmantle Court is a contemporary development of 20 one and 13 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having underfloor heating, a walk-in wardrobe.

The lounge at Cornmantle Court leads out to the landscaped garden, which features a gazebo and kitchen garden. There's a House Manager and the development maintenance, such as gardening and window cleaning, is covered in the service charge. The development also features a fully equipped laundry room, a mobility scooter store and charging room. Each apartment has a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

Ringwood is an historic Hampshire market town located on the River Avon, west of the New Forest and north of Bournemouth. Ringwood's main high street is home to various shops including supermarkets, fashion outlets, coffee shops, restaurants, a post office, pharmacists and doctors' surgeries. There is also a popular recreation centre and library. A weekly market is held every Wednesday morning on Ringwood High Street.

It is a condition of purchase that all residents meet the age requirement of 60 years.

### ENTRANCE HALL

Front door with spy hole leads to the large entrance hall, the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.

### LOUNGE

A spacious lounge with ample room for a dining table. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially double glazed doors lead into a separate kitchen. The room also boasts an electric fireplace.

### KITCHEN

Fully fitted kitchen with tiled floor, with room for a table and chairs. Stainless steel sink with chrome mixer tap. Built-in oven, ceramic hob with extractor hood over and fitted integrated fridge and freezer.

### MASTER BEDROOM

A spacious double bedroom with feature walk-in wardrobe and an En-suite bathroom. TV and phone point, ceiling lights.

### ENSUITE-SHOWER ROOM

Fully tiled and fitted with underfloor heating, suite comprising walk-in shower. Low level WC, vanity unit with sink and mirror above.

### BATHROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Underfloor heating.

### BEDROOM TWO

A second double bedroom Ceiling lights, TV and phone point.

### SERVICE CHARGE

- Cleaning of communal windows, and inner communal areas
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge for this property is £4,446.49 for financial year end 30/09/2025.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

### LEASEHOLD

125 years from June 2014

Ground rent £495 per annum

Ground rent review: Jun-29

### PARKING(Permit scheme in place)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### ADDITIONAL INFORMATION & SERVICES

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

