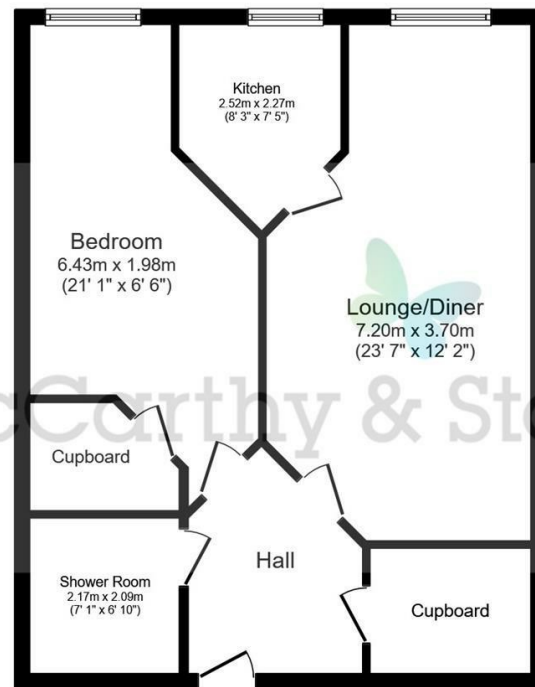


# McCARTHY STONE RESALES

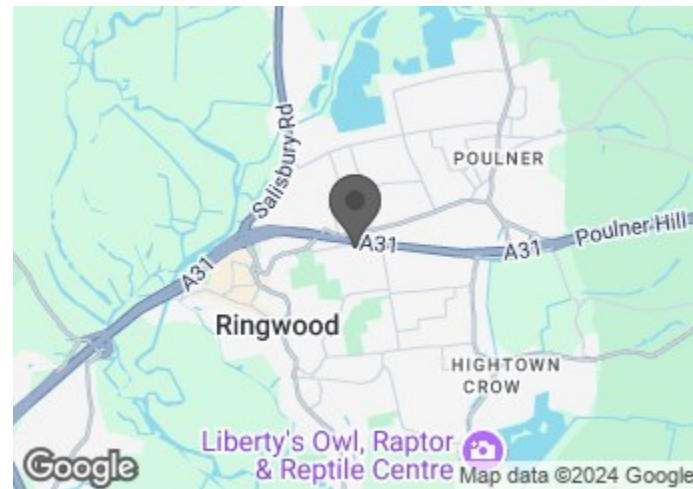
## 16 CORNMANTLE COURT, PARSONAGE BARN LANE, RINGWOOD, BH24 1WJ



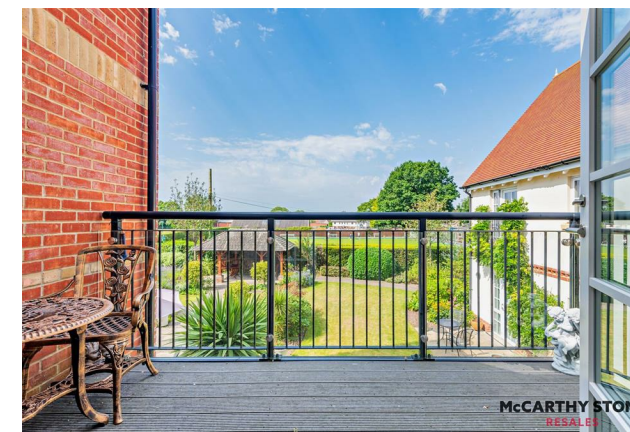
**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</b>
(81-91) <b>B</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			



# McCARTHY STONE RESALES

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STUNNING one bedroom retirement apartment situated on the first floor of the VERY POPULAR Cornmantle Court development - with GREAT VIEWS of the landscaped gardens and adjacent bowling green from the SPACIOUS BALCONY

**ASKING PRICE £275,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# CORN MANTLE COURT, PARSONAGE BARN LANE, RINGWOOD, HAMPSHIRE, BH24 1WJ

## CORN MANTLE COURT

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.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. Built-in oven, ceramic hob with extractor hood over and fitted integrated fridge and freezer. Double glazed window overlooking the gardens.

## LOUNGE

Feature fire surround with electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Double glazed patio door leading out to a super balcony with fantastic views of the landscaped gardens. Partially glazed door leads into a separate kitchen.

## BEDROOM

A spacious double bedroom with built-in wardrobe, power points. Double glazed window.

## BATHROOM

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

## SERVICE CHARGE (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems

## 1 BED | £275,000

- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,964.33 per annum (up to financial year end 01/10/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## LEASEHOLD

Lease 125 Years from 2014  
Ground Rent £425 - annually.

## ADDITIONAL INFORMATION & SERVICES

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

