



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1EP

LEASEHOLD

A bright and airy, first floor position (with a stair lift), a fantastic location in the centre of Ringwood and no forward chain, are just a few features of this beautifully presented, first floor apartment that has just been re-decorated and re-carpeted.

Positioned just off Ringwood High Street and backing onto wonderful walks and views at The Bickerley, this spacious apartment is ideally suited for anyone who wants all of the shops, facilities and social activities that Ringwood is well known for.

Located on the first floor with stairs and a stair lift, this two bedroom property is also suitable for the less mobile.

Both bedrooms are doubles and both have useful built-in storage. The master bedroom has its own private en-suite shower room whilst a separate bathroom serves the second bedroom. The sitting/dining room is well-laid out and easily takes a dining table/chairs and sitting room furniture. It also has the added benefit of its own private balcony, something that is hard to find in retirement developments like Millstream Court. The kitchen is well-planned and designed to make the best use of the space on offer with a built-in oven hob and filter/extractor hood. There are a range of wall and floor mounted units with contrasting worktops and tiled splashbacks.

This impeccably presented property further benefits from efficient, thermostatically controlled electric heaters, double glazing, a secure entry phone system and 24 hour Careline system.

From Ringwood Market Place proceed down the lane adjacent to Loveitaly (Italian Restaurant) into Deweys Lane, whereupon the main entrance to White Lion Courtyard will be located immediately in front, adjacent to The Courtyard Bistro.

Upon entering the development, continue along the corridors whereupon there are directional signs leading from the main complex across the parking courtyard and underneath the arch whereupon the entrance door to Millstream Court is located on the left hand side. 51 Millstream Court can also be accessed directly from The Bickerley.

The property has the use of the communal gardens which are maintained on a regular basis and are covered under the cost of the service charge.

Parking is first come first served (no permit) or there is a limited number of spaces that can be rented from the freeholder for an annual fee.

Lease: 99 Years From 1st January 2001 With 74.5 Years Remaining

The ground rent is £597.51 per annum

The service charges for 2024-25 were £2,843.

The property is managed by Estates & Management Ltd

The development has a minimum age criteria of 55 years plus.

Local Authority: New Forest

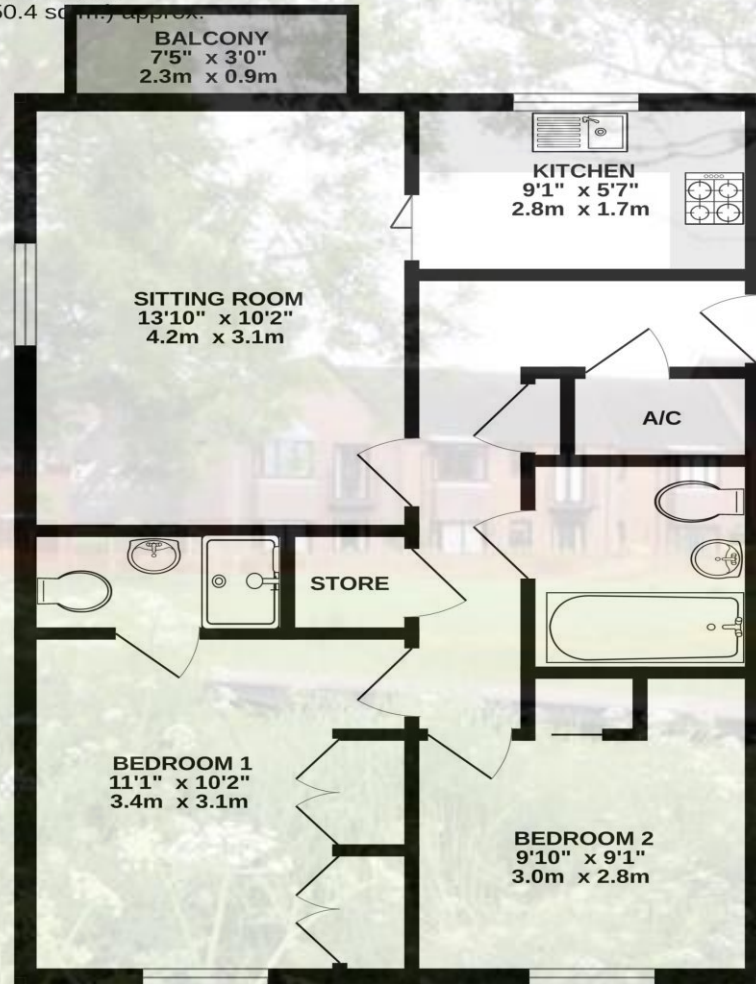
Council Tax Band: D

Energy Performance Certificate (EPC): Rating C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE



The Bickerley



Private Balcony