

**Apartment 11a, 12 – 13 Meeting House Lane,  
Ringwood, BH24 1AY**



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MOVING BEYOND EXPECTATIONS





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# Guide Price: £220,000

Situated in the heart of Ringwood town centre this recently refurbished and characterful maisonette apartment provides accommodation over two floors and benefits from a private court yard garden. Comprising two double bedrooms, a separate kitchen, bathroom and sitting room this property makes an ideal first time purchase or a great investment opportunity.

 1  2  1

- Character Town Centre Apartment
- Accommodation over Two Floors
- Two Spacious Double Bedrooms
- Separate Sitting Room and Kitchen
- Newly Fitted Bathroom
- Private Entrance and Front Door
- Private Court Yard Garden
- 999 Year Lease / Peppercorn Ground Rent



## **Entrance**

A personnel front door provides access to the property and leads into an entrance lobby where there is space for coat hooks and shoe storage if required. Stairs from here lead up to the first floor landing which also benefits from a Velux window which provides plenty of natural light into the property.

## **First Floor Landing**

The first floor landing provides access to bedroom one, the bathroom, kitchen and a separate sitting room and there are two storage/linen cupboards located in the hallway. A ceiling provides access to the loft where the combination boiler is located. A secondary

staircase leads up to bedroom two.

## **Kitchen**

The kitchen has a range of shaker style floor and wall units with an Oak effect laminate worksurface, tiled splashbacks and a stainless steel sink with a mixer tap. Appliances include a built in oven with a four ring hob above and an extractor over and undercounter fridge and freezer. There is space and plumbing for washing machine and the flooring has been laid with a wood effect light grey vinyl.

## **Sitting Room**

The spacious sitting room enjoys an aspect to the front via two sash windows. There is ample space for a sofa suite and an Oak mantle

provides a focal point to the room where you could place a wall mounted TV. Alcoves either side provide an area for bespoke shelving or cabinetry.

## **Bedroom 1**

Bedroom one is a double room and is located to the front of the property with an aspect to the side.

## **Bedroom 2**

Bedroom two is located on the second floor and enjoys views to the front with a Velux window providing additional light into the bedroom. There is ample space for a king size bed and bedside tables, an alcove space which could be utilised for fitted wardrobes or there is room for freestanding wardrobes and drawers.

## **Bathroom**

The bathroom has been refitted to include a bath with mixer taps and a shower attachment over, enclosed with tiled walls and floors, a low-level WC, towel rail and basin with a mixer tap and vanity unit below. mounted towel rail, again enclosed with metro tiles to continue the industrial styling.

## **Externally**

The property is accessed via a shingled pathway which leads to the private entrance, across the path is the private court yard garden which is enclosed with close board fencing and a secure gate.

## **Parking**

Parking permit will be supplied for the long and short stay NFDC car parks.

## **Tenure**

Leasehold – 999 year Lease  
Ground Rent – Pepper Corn  
Maintenance and Service – TBC  
via the Management Agent

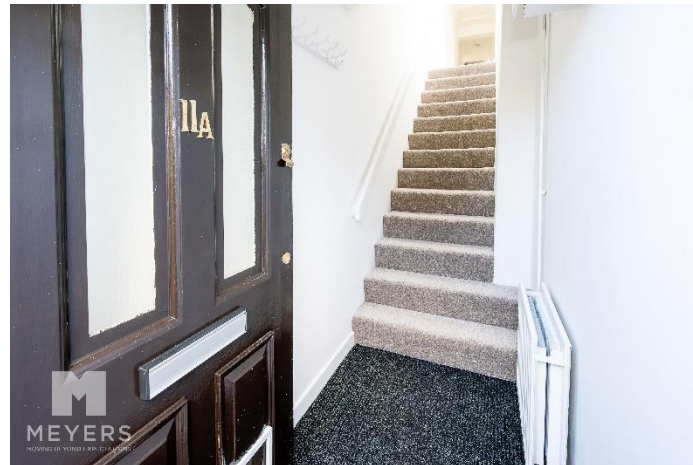
## **Location**

These fantastic apartments are situated in the heart of the bustling market town of Ringwood, which is Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

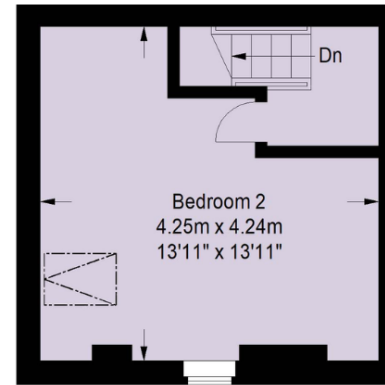
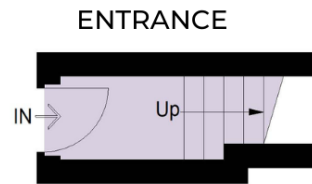




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		







SECOND FLOOR



FIRST FLOOR

MEETING HOUSE LN  
RINGWOOD  
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	31 SQ FT
FIRST FLOOR AREA	543 SQ FT
TOTAL FLOOR AREA	765 SQ FT
COUNCIL TAX	B
EPC RATING	D
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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