

**New Court,**  
Strides Lane, Ringwood, BH24 1EE





# Guide Price: £270,000

This spacious two double bedroom ground floor apartment is well presented and maintained throughout and is offered with a share of freehold and no onward chain. The property is perfectly situated moments from Ringwood town centre, pocket park and The Bickerley which has riverside walks and over the Castleman Trailway. The property also benefits from a sitting/dining room with views through the French doors and out to the patio area and communal gardens, a separate kitchen/breakfast room and pantry, bathroom and garage where there is off road parking.

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- Two Double Bedroom Ground Floor Apartment
- Separate Sitting Room with French Doors Leading out to Patio Area
- Kitchen/Breakfast Room
- Share of Freehold
- Well Maintained Communal Gardens
- Garage and Parking
- Moments from The Bickerley and Castleman Trailway Walks
- Offered with No Onward Chain

## Entrance

Accessed via a well presented communal hall, a private front door leads into the properties entrance hallway which runs the length of the apartment and provides access to all principal rooms and features two store cupboards.

## Sitting/Dining Room

The generous sitting/dining room is bright and airy and benefits from double glazed French doors and windows, which open out to the patio area and communal gardens beyond. There is ample room for a sofa suite, dining table and chairs.

## Kitchen/Breakfast Room

The dual aspect kitchen/breakfast room enjoys views to the side and

rear elevation of the wrap around gardens and is fitted with shaker style wall and base units with a contrasting work surface. The work surface is fitted with a stainless steel sink unit and drainer with a mixer tap, a four ring gas hob and a chimney style extractor over which is enclosed with tiled splashbacks. A mid-height oven is housed within a wall cupboard. There is space for a freestanding fridge/freezer, washing machine and tumble dryer and also features an area for stools to utilise part of the worksurface as a breakfast bar. The pantry provides additional storage space and is fitted with shelving.

## Bedroom 1

Located at the end of the hallway with views over the rear elevation and garden,

the spacious primary bedroom benefits from a bank of built in wardrobes with sliding doors and is fitted with rails and shelving. The bedroom has a bright and airy feel, with neutral colour schemes and has ample space for a king size bed and freestanding furniture.

## Bedroom 2

Another spacious double bedroom with views to the side elevation. Again with ample space for a double or king size bed and also benefits from built in wardrobes.

## Bathroom

The fully tiled bathroom comprises a low level WC, panelled bath and mixer taps and a rainfall shower head over, a ceramic basin with a mixer tap and vanity unit below.

## Externally

The French doors from the sitting room lead out to a sunny patio area which enjoys a quiet aspect to the rear of the building and overlooks the well-maintained communal gardens. There is space for a small table and chairs, suitable for al fresco dining, as well planted pots.

## Garage/Parking

The garage is located in a block and provides parking for one vehicle within the garage and another behind. The garage has an up and over door.

## Location

New Court is 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.

## Tenure

**Lease** - Share of Freehold

Underlying Lease commenced on 1st October 1962 and expires on 31st January 2137

**Service Charge** - Approx £133 per month (£1,600 per annum)

**Managing Agent** - Evolve Management

**Council Tax Band** - B  
**EPC** - D





PARKING: 

STRIDES LANE  
RINGWOOD  
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	779 SQ FT
FIRST FLOOR AREA	N/A
TOTAL FLOOR AREA	907 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.

01425 561227  
Ringwood@meyersstates.com  
[www.meyersstates.com](http://www.meyersstates.com)

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