

**Cedar Gardens, Lions Lane**  
Ashley Heath, Ringwood, BH24 2DS





# Offers In Excess Of: £375,000

'Cedars Gardens' This impeccably presented two bedroom ground floor apartment is situated within an exclusive, small development of six apartments, on one of Ashley Heath's most desirable and sought after roads. This wonderful apartment is the perfect property for someone downsizing or perhaps purchasing a second home, as our clients did when they purchased new in 2013. The property now benefits from a share of freehold with 112 years remaining on the lease and is offered to the market with no forward chain. Viewing is highly recommended to appreciate the superb location and the presentation of this exceptional apartment.



- Beautifully Presented Two Bedroom Ground Floor Apartment
- Owned from New in 2012
- Share of Freehold
- Long Lease - Approx 112 Years Remaining
- Underfloor Heating throughout and Nest Thermostat
- Daikan Heat Pump and Kingspan Water Tank
- Three UPVC Doors Leading to outside Space and Court yard Patio
- Allocated Parking Bay and Single Garage
- Offered with No Onward Chain

## **Communal Entrance**

The communal entrance to the development is located to the side of the building with a pathway leading to the front door with canopied porch. A hardwood part glazed front door and side panel windows provide access into the entrance lobby where the stairs rise to three first floor apartments and an internal fire door leads to an inner communal hallway which provides access to the three ground floor apartments. The lift is also located here.

## **Apartment Entrance and Hallway**

Entering the property via an Oak front door you are greeted with an entrance hallway which provides access to all accommodation and features a large built in cupboard which has double opening doors and houses the Kingspan hot water tank, Daikin heat pump controller, fuse board and underfloor heating

manifold. Power sockets and lighting feature within and there is ample space for a Hoover and ironing board together with built in shelving.

## **Sitting Room**

The separate sitting room enjoys an aspect over the front garden via a picture window and glazed UPVC French doors which lead out to a patio area which has space for a table and chairs, perfect for morning coffee and alfresco dining. The sitting room itself has ample space for two sofa suites and freestanding furniture.

## **Kitchen/Dining Room**

The spacious and sociable kitchen/dining room offers a comprehensive range of high gloss floor and wall units with a contrasting wood effect work surface and upstand and a glazed splashback and is fitted with a one and half bowl stainless steel sink unit with a

mixer tap over. Appliances within the kitchen include a four ring halogen hob with a stainless steel chimney style extractor over, undercounter oven, integral fridge freezer, Neff slimline dishwasher and a Hotpoint washing machine. The dining area has ample space for a 4 to 6 seater table and chairs and room for a dresser if required. A UPVC personal door within the kitchen provides additional access to the apartment together with wrap around corner windows providing plenty of natural light into the room and a lovely view over the manicured gardens and beyond. The flooring in the kitchen/dining room is laid to a ceramic tile.

## **Bedroom 1 & En Suite**

The dual aspect primary bedroom also enjoys views to the front and side of the property with UPVC French doors providing access to the garden and pathway which link up to the kitchen and patio areas located off kitchen and sitting room. The spacious double

bedroom has ample room for a king size bed and freestanding furniture with an dressing area which is perfect for freestanding furniture.

## **Bedroom 2**

Bedroom two enjoys an aspect to the rear of the development with another picture window providing plenty of natural light. Currently used as a study space but plenty of room for a double bed and freestanding furniture.

## **Family Bathroom**

The modern family bathroom comprises a low level W.C, pedestal wash hand basin with mixer tap, enclosed tiled bath with mixer valves, separate walk in shower enclosure with overhead shower attachment and mixer valves, wall mounted towel rail, an opaque window to the rear and tiled ceramic flooring and upstands.

## **Garage**

A tarmac driveway leads to an

allocated parking bay which is blocked paved and opposite can be found the spacious single garage which features an electric up and over door. There are power sockets, lighting and ample space to park a car with additional room for shelving, work bench and freestanding appliances if required.

## **Externally**

The development is enclosed with established hedge boundaries and miniature tree's with brick piers providing a lovely entrance to the tarmacked driveway. The communal gardens are beautifully manicured with box hedges defining the gardens to the ground floor apartments to the front of the development around the side and communal entrance.

The apartment benefits from three access points which all lead out to the courtyard patio and lawned area to the front.

A woodland with meandering paths are located at the back of the development for the residents to enjoy and a shared bin store is located to the front.

### **Location**

Situated within the heart of Ashley Heath, Lions Lane is easily accessible from the A31 and is located within a short walk of Lions Hill Nature Reserve. It is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. Ashley Heath is a sought after area found just a short distance from the popular and bustling market town of Ringwood. 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 and is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks and the Castleman Trailway.

### **Tenure**

Share of Freehold

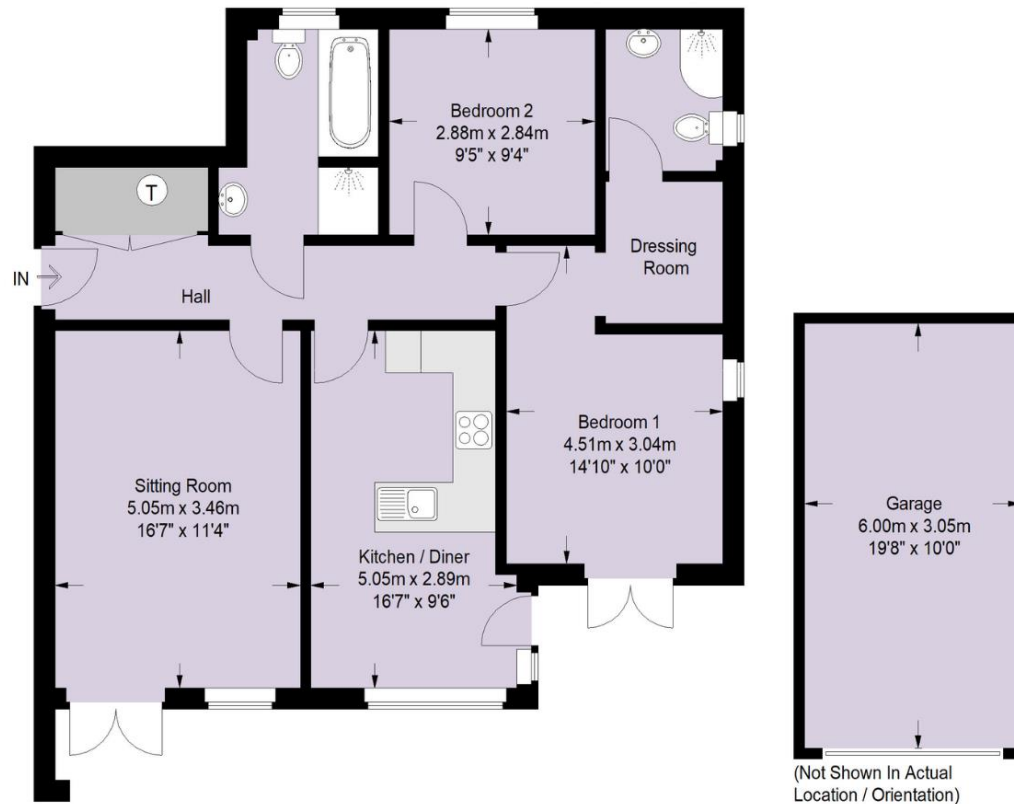
Lease - 112 years remaining

Service Charge - Approx £2000 P.A (2024 charge £1982)

**EPC - C**

**COUNCIL TAX - D**  
**COUNCIL - DORSET**





(Not Shown In Actual Location / Orientation)

PARKING: 

LIONS LANE  
ASHLEY HEATH  
BH24

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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.

APPROXIMATE AREAS	
GROUND FLOOR AREA	839 SQ FT
GARAGE	197 SQ FT
TOTAL FLOOR AREA	1036 SQ FT
COUNCIL TAX	D
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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