

# Oaktree House

Ringwood, BH24 1BW





## Offers In Excess Of: £200,000

Conveniently located within the centre of the beautiful market town of Ringwood is this beautifully presented two bedroom first floor apartment. Converted in 2019 this immaculate property offers a large open plan kitchen/living space, two bright bedrooms, high ceilings throughout and a shower room. Positioned on the high street the apartment is perfectly situated to take advantage of the local shops, restaurants and bars and is ideal for first time buyers or investors alike. Contact us today to arrange a viewing.



- Two Bedroom Luxury Apartment
- Peppercorn Ground Rent
- One Previous Owner
- Large Open Plan Kitchen / Living Room
- Town Centre Location
- Modern Décor Throughout
- Vendor Suited
- Bright and Spacious Throughout



### Entrance Hallway

A well-presented and secure communal hallway can be accessed via the side of the building (Gooseberry Lane) and stairs lead to the first floor. A private front door then leads to a well appointed hallway which features Oak effect flooring and ample space for shoe storage as well as hanging space for coats. The hallway provides access to all principal rooms.

### Open Plan Kitchen/Living Room

A bright and spacious room benefiting from double glazed dual windows to the front aspect and high ceilings. Complete with similar Oak effect flooring

the open plan kitchen features grey shaker style base and eye level units and contrasting wooden worktops. Complete with subway style tile splashbacks the kitchen further comprises of an integral washing machine, slimline dishwasher, fridge freezer, induction hob, electric oven, boiling water tap and inset stainless steel sink and drainage board. The current owners have cleverly separated the kitchen and living space with free standing furniture including breakfast bar seating and dining area and additional free standing storage. The spacious living room has ample room for a sofa suite as required and the room is complete with inset LED downlights.

### Bedroom 1

A well proportioned double room once again enjoying a large front aspect window providing a lot of light. Fitted with blinds the room is complete with carpeted flooring and neutral colour schemes.

### Bedroom 2

Currently utilised as a home office by the current owners this bedroom features carpeted flooring, inset LED downlights and the same electric radiators found throughout the apartment.

### Shower Room

The contemporary shower room features a walk in power shower, electric towel

rail, low level WC, wash hand basin with Briwellna hot tap and a wall mounted vanity cupboard.

### Location

This fantastic apartment 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 also being on your doorstep.

### Important Information

**Tenure:** Leasehold

**Lease:** 991 Years Remaining

**Service Charge:** £600 per annum

**Ground Rent:** Peppercorn

**Local Authority:** New Forest

**Council Tax Band:** B

**EPC Rating:** D

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

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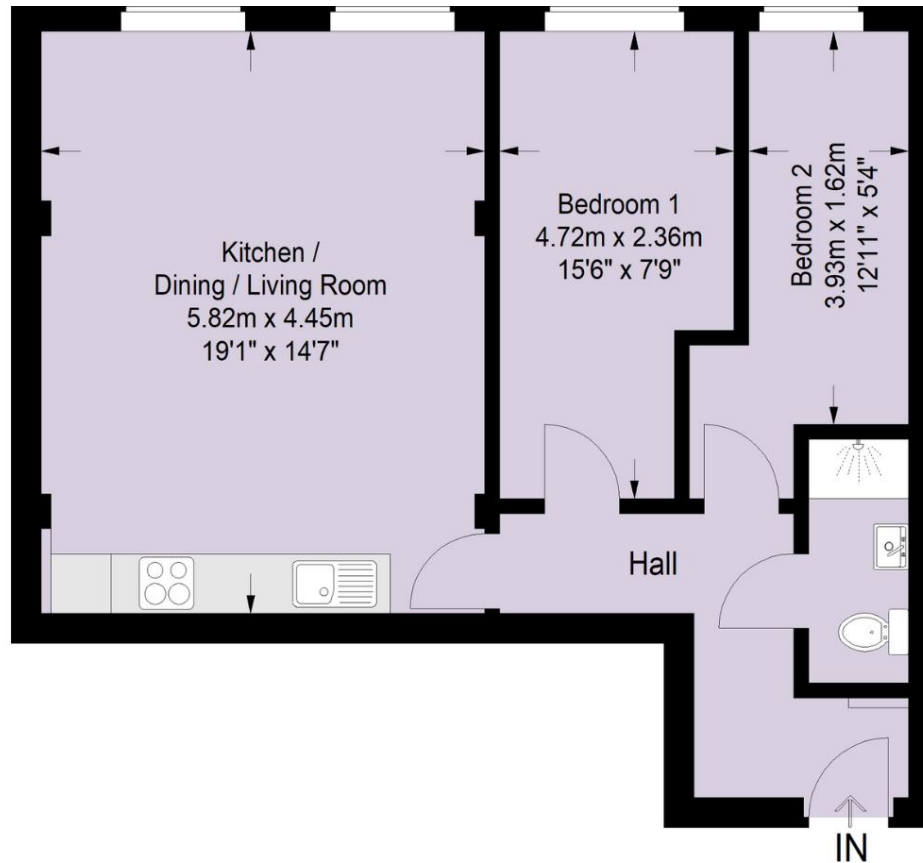
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GOOSEBERRY LANE  
RINGWOOD  
BH24

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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	N/A
FIRST FLOOR AREA	N/A
TOTAL FLOOR AREA	592 SQ FT
COUNCIL TAX	B
EPC RATING	D
APPROXIMATE UTILITY COSTS	

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