

Old Forge Close

Ringwood, BH24 1GZ



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REAL ESTATE EXPECTATIONS



Guide Price £285,000

This beautifully appointed first floor apartment is found within the prestigious Old Forge Close development consisting of 5 luxury flats and beautifully kept communal areas. Conveniently situated in a quiet road of the market town of Ringwood the apartment boasts modern accommodation throughout including two double bedrooms, an ensuite shower room, a spacious living room, sunny aspect balcony, laundry room and an allocated parking space with additional external storage. Ideal for first time buyers or investors this beautiful home must be viewed to be appreciated.

 1  2  2  1 + Visitor Spaces

- Two Double Bedroom Luxury Apartment
- First Floor
- South East Facing Balcony
- Spacious Living Room
- Laundry Room
- Allocated Parking and Additional Visitor Spaces
- Pet Friendly
- Communal Bike Storage



Entrance Hallway

A well-presented and secure communal hallway can be accessed via the front of the development and is approached by an attractive paved path with shrub surround. A private front door then leads to an open and bright hallway which allows access to all principal rooms whilst housing a large storage cupboard suitable for hanging coats.

Living Room

A bright and spacious room benefiting from double aspects to the side and back including UPVC double glazed patio doors leading to a south easterly facing balcony which in turn enjoys views across the manicured communal gardens.

The living room is complete with carpeted flooring and gas fireplace as its focal point.

Kitchen

The kitchen enjoys similar views to the rear of the property via a double glazed window and comprises of shaker style base and eye level units with a contrasting quartz worktop, integrated AEG electric oven and four ring gas hob, integral fridge/freezer, microwave and an AEG dishwasher. Complete with tiled flooring the kitchen also has ample room for a small dining table and chairs.

Laundry Room

Accessed via the central hallway the apartment

benefits from a unique laundry room which includes tiled flooring, shelved storage and worktop above. Also featuring space and plumbing for free standing washing machines and driers and housing the Worcester combi boiler.

Bedroom 1

A beautifully light and spacious double room benefiting from double aspects to the side and front with fitted wardrobes and carpeted flooring. This large bedroom is complete with a fully tiled ensuite shower room with opaque double glazed window, corner walk in shower, low level WC, wash hand basin and a ladder towel rail.

Bedroom Two

Another well-proportioned double room with a front facing window and large fitted wardrobes, equipped with ample space for further free standing furniture.

Bathroom

The contemporary fully tiled bathroom comprises of a bath with shower attachment and glass screen, low level WC, wash hand basin, heated stainless steel towel rail and a wall mounted mirror with integrated light.

Externals

The property benefits from one sheltered allocated parking space found to the rear of the development.

As well as additional external storage, a communal secure bike shed and bin store. Complete with extremely well maintained communal gardens and additional visitor parking.

Important Information

Tenure: Leasehold

Lease: Approx 111 Years Remaining

Service Charge: £2,000 Per Annum

Ground Rent: £200 Per Annum

Local Authority: New Forest

Council Tax Band: B

EPC Rating: C

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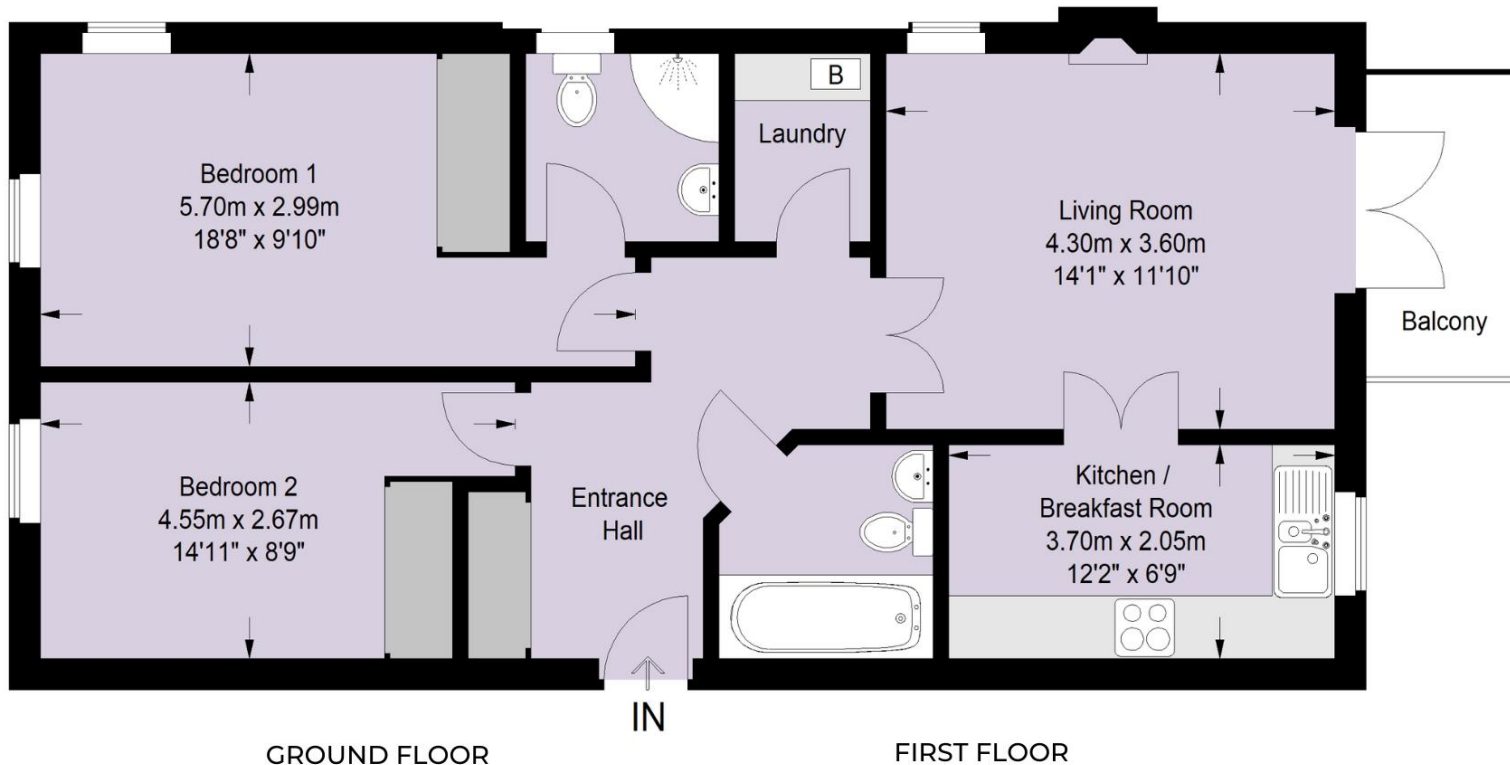
Location

Old Forge Close is a private development sitting in a semi-rural position, within walking distance to a popular and highly regarded New Forest pub. Popular walking hotspots are close by whilst the local Tesco Express and further amenities including a bakery are within 5 minutes walk. This bespoke development is found in Poulner. The Poulner district of the town is within walking distance of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools in North Poulner Road. Ringwood is a beautiful bustling market town with an ever growing,

affluent property market and is considered by many to be the heart of the New Forest National Park. 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 Southern coastline.

For further information and details regarding the area check out social media: @meyersestatesringwood





PARKING: 

OLD FORGE CLOSE
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	N/A
FIRST FLOOR AREA	826 SQ FT
TOTAL FLOOR AREA	826 SQ FT
COUNCIL TAX	B
EPC RATING	C
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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