

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





Guide Price: £250,000

Situated in the heart of Ringwood town centre. A newly converted ground floor apartment which has been expertly renovated to a high specification with modern and traditional styling throughout. Featuring the latest energy saving, economic, air sourced and WIFI controlled heating systems. Comprising a semi open plan kitchen and living space with an aspect to the front elevation, two bedrooms, stylish bathroom, and a private court yard garden. This apartment is perfect for someone downsizing or makes an ideal first time purchase.

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- Character Town Centre Apartment
- Newly Converted
- Two Double Bedroom
- Sitting Room and Semi Open Plan Kitchen
- Stylish Shower Room
- Private Entrance and Front Door
- Private Court Yard Garden
- 999 Year Lease / Peppercorn Ground Rent



Entrance Hallway

A UPVC composite front door leads into the bright and airy entrance hallway which opens into the sitting room and kitchen and enjoys an elevation to the front and onto the high street. The hallway then provides access to the utility cupboard which has space and plumbing for a washing machine and tumble dryer if required, an additional cupboard provides further storage space and also provides access to the shower room and bedroom which is located to the far end of the apartment.

Sitting Room / Kitchen

The sitting room has an aspect to the front elevation and view of the high street and front court yard via the

UPVC sash style window, fitted with Venetian blinds. There is space for sofa suite and has provisions for wall mounted TV and alcove space for shelving. An opening leads into the semi open plan kitchen which is fitted with a range of shaker style floor and wall mounted units with a contrasting work surface and upstands with a stainless steel inset Franke sink unit and mixer tap. Appliances within the kitchen include a four ring induction Bosch hob with undercounter oven and extractor over, slimline dishwasher and a built-in fridge freezer.

Shower Room

The modern and stylish shower room comprises a wall hung ceramic basin and vanity unit below with a

mixer tap over and alcove fitted mirror and shaving point, Duravit wall hung W.C with enclosed cistern and flush, wall mounted towel rail and a walk-in shower enclosure with a sliding glazed door, wall mounted shower valves, rainfall shower head with separate hand held attachment. Enclosed with tiled walls and floors.

Bedroom 1

The primary bedroom has an elevation to the rear and has space for a double bed and freestanding furniture and also benefits from a built in wardrobe.

Bedroom 2

A single bedroom, home office or dressing room. A part glazed UPVC door with side window provides access to the

private and enclosed courtyard garden.

Externally

The front of the property is approached with a pedestrian gate and wrought iron railings in to a court yard with a pathway leading to the front door.

The shingled court yard garden has space for a small shed and outdoor dining furniture. A rear gate provides pedestrian access.

Parking

Parking permit will be supplied for the first year 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 and beautifully appointed, newly converted 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 and 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		

Approximate Gross Internal Area
48.8 sq m / 525 sq ft



MEETING HOUSE LANE
RINGWOOD
BH24



APPROXIMATE AREAS	
GROUND FLOOR AREA	N/A SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	525 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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