

**Crow Hill Top,**  
Crow, Ringwood, BH24 3DD









# Guide Price £185,000

A unique opportunity to buy into a rural lifestyle. This spacious top floor, one bedroom split level apartment is situated in attractive rural grounds within the sought after New Forest National park. Formerly a character 19th century residence, this unique converted apartment offers an open plan kitchen/breakfast room with views over the neighbouring properties and landscape, generous size sitting room with a south facing balcony and bathroom on the first floor.

A perfect first time purchase or holiday home. No forward chain.

 1  1  1  Parking

- Situated in the New Forest National Park
- Top Floor Split Level Apartment
- Kitchen / Breakfast Room
- Bedroom and Separate Bathroom
- Spacious Sitting Room with a South Facing Balcony
- Mature Communal Garden with Woodland and Forest Backdrop
- Off Road Parking
- Share Of Freehold - Peppercorn Ground Rent
- No Chain

## **Communal Entrance Lobby**

An original front door provides access to a large communal entrance lobby for all four apartments and offers space for welly boots. The communal stairs providing access to all apartments with Eagle being located on the top floor.

## **Entrance Hallway**

The front door to the property provides access to an internal hallway where the stairs rise to the first floor landing. There is space underneath the stairs for storage with an area for coats and shoes, a window provides natural light.

## **Bathroom**

An internal door from the

lower entrance hallway provides access to bathroom which comprises a traditional style basin and pedestal with taps and splashback over, low-level WC, panelled bath with mixer taps and a shower attachment over, enclosed with tiled walls and an opaque window to the front elevation. The bathroom floor is finished with laminate wood effect flooring.

## **Kitchen/Breakfast Room**

Stairs lead up and open into the spacious kitchen/breakfast room which is filled with natural light from the south facing Velux window and side window which has an elevation over the roof tops and forest landscape beyond. The kitchen itself has a comprehensive range of floor and wall mounted units with

a contrasting worksurface which is fitted with a stainless steel sink unit and mixer tap, four ring gas hob and extractor over with undercounter oven. There is space and plumbing for washing machine and tumble dryer and a freestanding fridge freezer. Finished with laminate flooring. An internal hallway from the kitchen/breakfast room leads to the sitting room and provides access to eave storage.

## **Sitting Room**

The triple aspect sitting room is generous in size and has ample room for a large sofa suite and freestanding furniture. UPVC French doors open onto the south facing balcony which has views over the communal garden and woodland backdrop and is

enclosed with a balustrade. There is space for a two seater table and chairs.

## **Bedroom**

The bedroom is double in size and has a wonderful woodland view over the front elevation. There is space for a double bed and freestanding furniture.

## **Externally**

A well-manicured shingled path and shrub borders lead from the parking area to the communal front door. The pathway also leads through an arch way and provides access to the south facing communal garden which has elevated views over the wooded backdrop and forest beyond. Residents parking is located to the front of the property.

## **Lease Information**

### **Share of Freehold**

**Lease Length** - 59 years (Circa £300 to extend the lease to 999 years)

**Ground Rent** – £0 Ground Rent

**Service Charge** – £200 (Per calendar Month)

**Management Company** - Private Management Company with all five apartment owners

**Local Authority:** New Forest National Park

**Council Tax Band:** A  
**EPC Rating:** E

## **Location**

This unique apartment is set in the picturesque hamlet of Crow, located on the edge of Ringwood and Burley, offering thousands of acres of natural heath and woodland, providing some of the best riding and walking landscape in the country on the doorstep. Nearby are the scenic Hightown lakes, Crow Farm shop, Aivly Country Store and popular Elm Tree public house and restaurant. Conveniently located within good school catchments the property is within walking distance to Ringwood Town centre. A popular and bustling market town, Ringwood 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

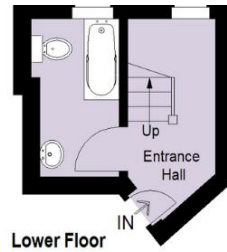
commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and within the family friendly New Forest National park.

## **Directions**

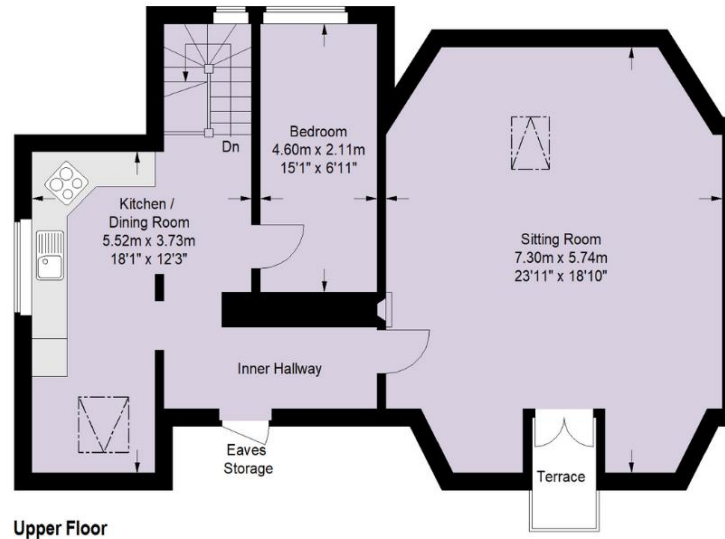
Exit Ringwood along the Christchurch Road; continue straight ahead at the two roundabouts and past David Lloyd leisure centre. Immediately after the petrol station, turn left into Moortown Lane. After passing Crow Lane on your left, proceed for approximately one mile and at the brow of a small hill, the entrance to Crow Hill Top apartments can be found on your right hand side, just before the cattle grid. For further information and details regarding the area check out social media: *@meyersestatesringwood*







Approximate Gross Internal Area  
 Lower Floor = 8.9 sq m / 96 sq ft  
 Upper Floor = 74.4 sq m / 801 sq ft  
 Total = 83.3 sq m / 897 sq ft



PARKING:



CROW HILL TOP  
 RINGWOOD  
 BH24



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 MOVING BEYOND EXPECTATIONS

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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	96 SQ FT
FIRST FLOOR AREA	801 SQ FT
TOTAL FLOOR AREA	897 SQ FT
COUNCIL TAX	A
EPC RATING	E
APPROXIMATE UTILITY COSTS	

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