

COTTAGE MEWS

Ringwood | BH24 1DG





Guide Price: £155,000

Located on the top floor of this popular town centre development is this well presented two double bedroom retirement apartment. Enjoying far reaching views via West facing double glazed windows the apartment is offered chain free and comprises of a spacious living room, kitchen, two bedrooms, modern shower room and numerous storage cupboards. Offering residential parking and additional guest parking the property can be accessed via a lift and benefits from an in-house building manager, guest suite and communal lounge with regular resident social events.

 1  2  1  Resident & Visitor Parking

- Two Double Bedroom Apartment
- Top Floor (Accessible via a Lift)
- Chain Free
- Contemporary Shower Room
- Communal Lounge with resident Social Events
- Town Centre Location
- In House Property Manager
- Bright & Spacious Throughout



Entrance

A well-presented and secure communal hallway can be accessed via the front (high street) or rear of the building. A lift or stairs then provide access to the second (top) floor where the apartment access can be gained. A spacious private hall provides access to all principal rooms and three large storage cupboards including hanging space for coats and an area for shoes as well as a separate airing cupboard.

Sitting Room

Accessed via the hallway the carpeted sitting room

Features an electric fireplace as a focal point and enjoys a bright aspect via a West facing double glazed window. This spacious room has ample room for sofa suites and also provides access to the kitchen via glass double doors.

Kitchen

Comprising of base and eye level units with contrasting worktops the kitchen is complete with a double oven, electric hob and a stainless steel sink with drainage board. There is ample space and plumbing for free standing appliances including washing

machine and fridge freezer as required.

Bedroom 1

Enjoying elevated views of the communal gardens and beyond bedroom one is a spacious double room with built in wardrobes. Storage includes hanging and shelving whilst the rest of the room has ample space for further free standing furniture.

Bedroom 2

Accessed via the landing and also enjoying a bright aspect this versatile double room could be utilised as bedroom or home office.

Shower Room

This contemporary space has been modernised to include white tiled walls, a walk in shower, wash hand basin with vanity units, WC and an opaque window provides natural light.

Important Info

Tenure: Leasehold

Lease: 104 Years Remaining

Service Charge: £251.91 PCM

Ground Rent: £197.82 P.A

Cottage Mews

Constructed by Anglia Secure Homes the development consists of 26 properties over three floors which are each served by a lift if required. An In-House Manager can be contacted from various call chords within each property in and for periods when the House Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years. Furthermore the building offers a nice community between residents with regular clubs and social events

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MEYERS
MOVING BEYOND EXPECTATIONS

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Location

Conveniently located close to the local doctors surgery (accessed via the back of the property) Cottage Mews offers residents and visitors parking. 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.

Local Authority: New Forest

EPC Rating: C

Council Tax Band: D

For Further information and Viewing Arrangements contact us today on 01425 561227

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 64.3 sq m / 692 sq ft

