

Restgyne House,
Ringwood Road, Verwood, BH31 7AA





Guide Price £220,000

This bright and spacious two bedroom second floor apartment is centrally located within Verwood town centre with coffee shops and restaurants on the doorstep, together with woodland walks and neighboring views over Ferret Green and the recreation ground. The property comprises a kitchen/breakfast room, sitting/dining room, two double bedrooms and a bathroom and is well presented throughout. An ideal first time purchase or someone downsizing.

 1  2  1  1 + Visitors

- Located within Verwood Town Centre
- Spacious Second Floor Apartment
- Kitchen / Breakfast Room
- Sitting / Dining Room
- Two Generous Size Double Bedrooms
- Views Over Neighboring Ferret Green and Recreation Ground
- Allocated Parking Bay and Visitors
- Well Presented Throughout

Communal Entrance

The communal entrance to the development is located to the rear of the building. An intercom system to the property provides access up the communal stairs, onto a decked walkway which in turn leads to the second floor and private access to the apartment.

Entrance Porch and Hallway

Entering the property via a part glazed wood front door, you are greeted with an internal porch which has laminate flooring and provides space for coats and shoes. An internal door from here then leads into the bright and airy hallway which provides access to all of the accommodation. A storage cupboard within the hallway

is shelved for lined and a ceiling hatch provides access to the loft space.

Kitchen/Breakfast Room

The kitchen/breakfast room offers a comprehensive range of floor and wall mounted units with a contrasting work surface which has been fitted with a stainless steel sink unit and drainer with a mixer tap, located below the window which has a lovely view over Ferret Green and enclosed with metro brick effect tiled splashback walls. Appliances within the kitchen include a four ring gas hob with extractor over, undercounter oven and there is space and plumbing for a washing machine and slimline dishwasher and space for a freestanding fridge/freezer. The Vaillant combination boiler is housed

in the corner of the kitchen and there is space for a small two seater breakfast table and stools if required.

Sitting/Dining Room

The dual aspect sitting/dining room is a generous size and enjoys views over the high street and also over Ferret Green via the feature box bay window. There is ample room for a sofa suite and chair, freestanding furniture and a four/six seater dining table and chairs.

Bedroom 1

The spacious primary bedroom also features a box bay window and shares the same views over Ferret Green and the neighboring park. There is ample room for a king or super king bed, freestanding furniture and

also benefits from a bank of fitted wardrobes which have shelving and rails within.

Bedroom 2

Bedroom two is also double in size and has an aspect over the side elevation. Ample room for a double or king size bed and freestanding furniture. The owner currently utilise this room also as a home office space.

Family bathroom

The bathroom has been fitted with a white suite and comprises a panelled bath with mixer taps, rainfall shower over with separate handheld attachment, wash hand basin and pedestal with mixer taps, low-level WC, wall mounted towel rail and is enclosed with a combination of tiled and wood panelled walls.

Parking

A tarmac driveway leads to the rear of the property where there is an allocated parking bay and visitors parking.

Tenure Information

Lease Length - 125yrs from 1989

Ground Rent – £50 P.A

Service Charge – £445.19 per quarter (25th March 24 - 23rd June 24)

Management Company – Foxes Management Company

Local Authority: Dorset

Council Tax Band: B
EPC Rating: C

Location

Conveniently located within walking distance of the popular high street of Verwood. Verwood continues to grow in popularity and borders the beautiful New Forest. Surrounded by woods and heath land the town is also within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. Morrison's Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and Sainsbury's.

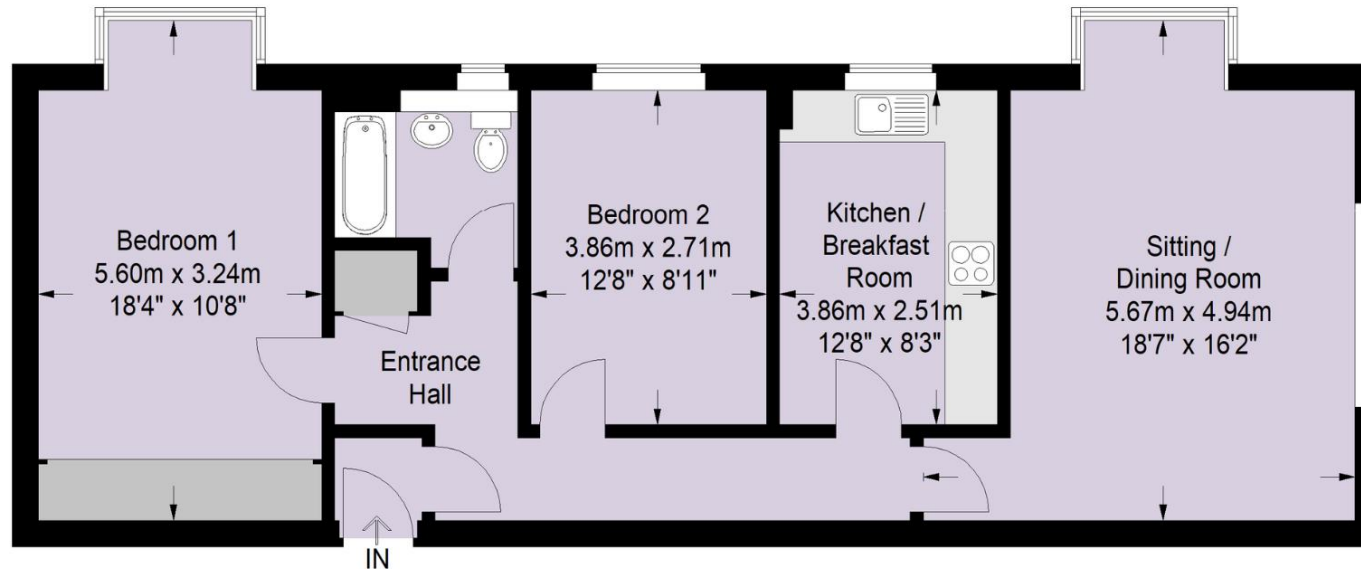
commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and within the family friendly New Forest

With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skate park. Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.

Contact us today for viewing arrangements and to appreciate the generous size of this home.



Approximate Gross Internal Area
77.9 sq m / 838 sq ft



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BH31

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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 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	838 SQ FT
COUNCIL TAX	B
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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