

Apartment 3 - Forest Reach

184 Ringwood Road | St Leonards | Ringwood | BH24 2NR





Prices From: £265,000

Built by a local well renowned developer, Harbourwood Homes. 'Forest Reach' consists of 15 stylish one and two bedroom apartments, designed to a high specification over two or three floors this brand new development features a communal entrance and staircase whilst also benefiting from lift access. Located moments from Avon Country Park nature reserve and a short distance from Moors Valley as well as the popular Castleman Trailway, Forest Reach further profits from local amenities such as a doctors surgery and M&S on its doorstep. Perfectly suited to a first time buyer, somebody who would like to downsize or perhaps own a second home this fantastic building also benefits from 10 years building warranty, brand new leases, a bike store and off road parking. Contact Meyers Estates today for more information

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- High Specification Two Bedroom Ground Floor Apartment
- New Build with a 10 Year Building Warranty
- Share of Freehold - TBC
- Long Lease - TBC
- En Suite to the Primary Bedroom
- Kitchen / Breakfast / Sitting Room
- French Doors Leading out to a Patio Area
- Parking Bay
- Glow Worm Combination Boiler
- Moments from Avon Valley Country Park and Moors Valley

Communal Entrance

The communal entrance to the development is located to the front of the building on the east elevation. A glazed aluminum framed front door provides access to a spacious hallway which leads to all five ground floor apartments, stairs rise to the first and second floor from here and there is lift access. The communal space is flooded with natural light from windows to the side elevations and a roof light on the second floor. A light grey, wood grain Karndean flooring has been laid and runs throughout the hallway and on the stairs treads, providing a clean and high end finish.

Apartment Entrance and Hallway

Apartment three is located on

the ground floor and accessed via a solid wood front door. You are greeted with an entrance hallway which provides access to all accommodation and features a large walk-in storage cupboard which has built in shelving for linen and provisions for a washing machine. Also houses the electric fuse board and benefits from multiple electrical sockets. Flooring within the hallway has been laid with a light grey, wood effect Chevron Karndean, which continues through the kitchen and bathroom, and an entry intercom system is located by the front door.

Kitchen/Breakfast/Sitting Room

A partially glazed internal door from the hallway leads into the dual aspect open

plan kitchen/breakfast and sitting room which benefits from UPVC French doors that lead out onto a small patio area to the front elevation. The kitchen is fitted with a comprehensive range of floor and wall mounted units, finished in a washed slate effect with stainless steel handles with a contrasting slimline quartz stone worksurface and breakfast bar, upstands and splashback over with an inset Regniox stainless steel sink and a half with mixer tap over and a Bosch four ring gas hob with an Elica stainless steel chimney hood over. Further appliances in the kitchen include an undercounter Bosch oven, integral dishwasher and fridge/freezer. The Glow Worm combination boiler is housed behind a corner wall cupboard. The sitting area has been finished with carpeted floors providing a contrast to the kitchen and there is ample

space for sofa suite and freestanding furniture.

Bedroom 1 and En Suite

The primary bedroom has an elevation to the sunny front aspect and has space for king size bed and free standing furniture with provisions for a wall mounted T.V. An internal door leads into the en suite shower room which is finished with an Armera wall hung W.C with a built in flush and cistern and alcove storage above with LED lighting, wall mounted Armera ceramic wash hand basin with vanity storage below, illuminated mirror over and shaving point, wall mounted towel rail and a walk corner shower enclosure with a rainfall showerhead and separate attachment, enclosed with a glass sliding door and features a tiled alcove with LED lighting for storage.

Finished with marble effect partially tiled walls and Karndean wood effect flooring.

Bedroom 2

Bedroom two is also double in size and has an aspect to the front elevation with space for a king size bed and freestanding furniture.

Bathroom

The modern and stylish bathroom has been finished with a high specification and comprises a low-level Armera wall mounted W.C with an enclosed flush and cistern, wall mounted Armera ceramic wash hand basin with a mixer tap and vanity storage below, illuminated mirror and shaving point over, wall mounted towel rail and a panelled bath fitted with a glass shower screen, overhead shower with mixer

valves and tap. Enclosed with partially tiled walls and featuring an alcove storage shelf with built-in LED light over the W.C.

Externally

Externally the property is accessed via a tarmac driveway which is enclosed with an 8ft close board fence to the boundaries and is finished with hedge boarders and a lawn area that wraps around the development itself. Each apartment benefits from a block paved parking bay and a shared bike and bin store.

Location

St Leonards is easily accessible from the A31 and is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. St Leonards is a sought after area found just a short distance

from the popular and bustling market town of Ringwood. 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 is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks and the Castleman Trailway.

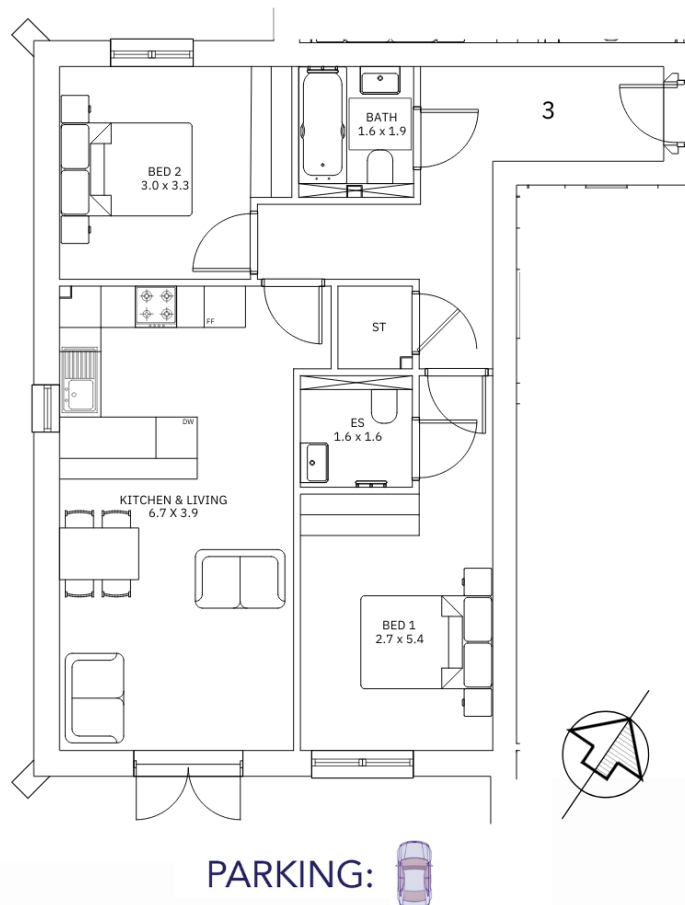
Tenure/Lease Information

Share of Freehold
Length of Lease - TBC
Service Charge – TBC
Ground Rent – Peppercorn

EPC - TBC
COUNCIL TAX - TBC
COUNCIL – DORSET



GROUND FLOOR
APARTMENT 3



FOREST REACH
ST LEONARDS
BH24



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