

# EUSTON GROVE

Ringwood | Hampshire | BH24 1FB







# Offers In Excess Of £170,000

Euston Grove is a well-appointed one bedroom maisonette apartment located within the sought-after Castleman development. Ideally positioned within walking distance of highly regarded Ringwood schools and just a short distance from the town centre, this property offers excellent convenience and lifestyle appeal and benefits include allocated parking, access to a communal garden, private front entrance and the property has been newly decorated with new carpets and is offered with vacant possession — making it an ideal purchase for first-time buyers, investors, or downsizers.

 1  1  1  x1 Parking Bay

- Newly Decorated with New Carpets and Underlay
- Generous Sitting/Dining Room
- Private Entrance and Front Door
- Bedroom and Separate Bathroom
- Communal Garden
- Located within walking distance to Ringwood Town Centre
- Allocated Parking Bay and Visitors Parking
- £0 (Peppercorn) Ground Rent and Extended Lease in 2019
- No Chain – Vacant Possession

## **Entrance Porch and Hallway**

A covered porch with a UPVC front door provides access to the lobby area, where stairs rise to the apartment and lead to all accommodation. Within the porch area, there is an external storage cupboard with shelving, housing the electric meter, and offering space for bin storage.

## **Sitting/Dining Room**

An internal door from the stairs and landing opens into the bright, triple-aspect sitting/dining room. This spacious area comfortably accommodates sofa suites and freestanding furniture. A further door leads to a generous understairs storage area—ideal for

coats and shoes. The dining section provides ample space for a table and chairs to seat four.

## **Kitchen**

A door from the sitting/dining room leads into a fitted kitchen featuring a range of wall and base units with contrasting work surfaces. The kitchen includes a stainless steel sink and drainer with mixer tap, tiled splashbacks, and a freestanding oven with an electric hob and extractor hood over. There is space and plumbing for a washing machine, as well as room for a freestanding fridge/freezer. The kitchen also benefits from a wall-mounted towel rail and enjoys views over the development and adjacent green space.

## **Inner hallway**

An internal door from the sitting/dining room leads to an inner hallway, which provides access to the bedroom, bathroom, and an airing cupboard that houses the water tank and includes shelving.

## **Bedroom**

The bedroom overlooks the side elevation and features a built-in wardrobe with mirrored sliding doors, complete with shelving and hanging rails.

## **Bathroom**

Accessed via the inner hallway, the bathroom is fitted with a white suite comprising a low-level WC, pedestal wash basin with mixer tap, and a panel bath

with traditional taps and an electric Triton shower over. The walls are tiled around the bath area and there's a glazed shower screen. Additional features include tile-effect flooring, a wall-mounted towel rail, and an opaque window to the side elevation.

## **Externally**

The apartment is located within a development of four properties on a corner plot. It benefits from its own allocated parking bay, additional visitor parking, and access to a communal garden.

## **Location**

A well-positioned one bedroom apartment situated in a quiet location and within easy walking distance to

Ringwood town centre and the sought after local schools. Ringwood itself offers a great range of educational, recreational and retail facilities with the area offering easy access to commuter routes. There are mainline train stations and international airports at Bournemouth and Southampton and Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.





## Lease Information

**Tenure** – Leasehold

**Lease Length** - 125 years from new in 2019 (Circa 119 years remaining)

**Ground Rent** – £0 (Peppercorn)  
Ground Rent

**Service Charge** – £909.08 P.A

**Management Company** -  
Castlemans

**Local Authority** –  
New Forest District Council

**Council Tax Band** – B

**EPC Rating** - C

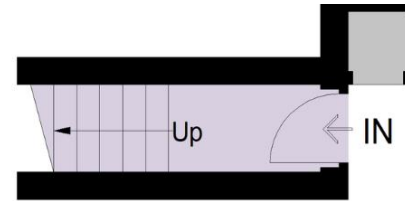
## Meyers Properties

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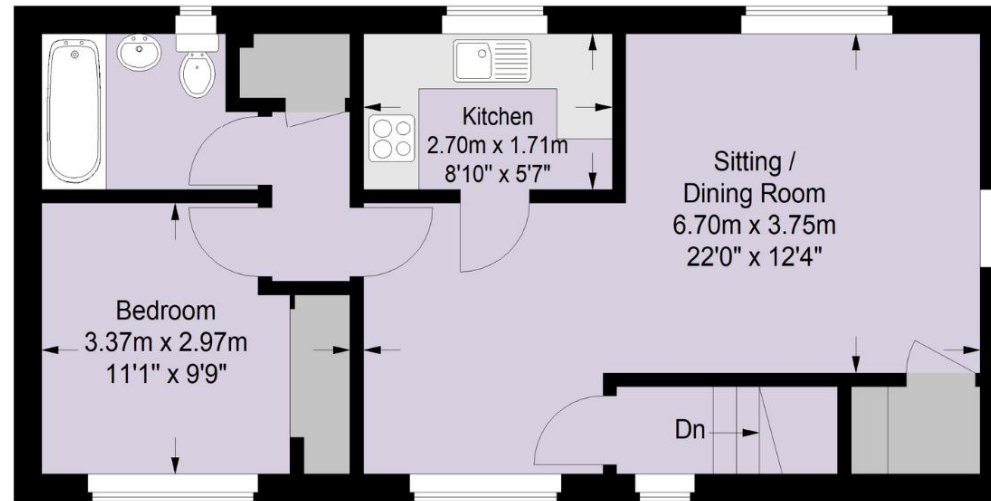
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Approximate Gross Internal Area  
 Ground Floor = 3 sq m / 32 sq ft  
 First Floor = 49 sq m / 527 sq ft  
 External Cupboard = 0.4 sq m / 4 sq ft  
 Total = 52.4 sq m / 563 sq ft



Ground Floor



First Floor

PARKING: 

EUSTON GROVE  
 RINGWOOD  
 BH24



| APPROXIMATE AREAS         |           |
|---------------------------|-----------|
| GROUND FLOOR AREA         | 32 SQ FT  |
| FIRST FLOOR AREA          | 527 SQ FT |
| TOTAL FLOOR AREA          | 563 SQ FT |
| COUNCIL TAX               | B         |
| EPC RATING                | C         |
| 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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