

# COTTAGE MEWS

Christchurch Road | Ringwood | BH24 1DG







# Guide Price: £120,000

A well maintained second floor retirement apartment which has been re-decorated and fitted with new carpets throughout, ready for a buyer to move straight into. The property enjoys rooftop and garden views from the sitting room and bedroom and is centrally located within the heart of Ringwood Town Centre with level walking distance to the high street. Benefitting from onsite parking (subject to availability) and offered with no onward chain.



- Second Floor Apartment
- Newly Decorated and Re-Fitted Carpets
- Emergency Pull Cords Throughout the Apartment
- 24 hour emergency Appello call system / Lift Access
- Part Time House Manager
- Centrally Located within Ringwood Town Centre
- Communal Garden and Residents Lounge/Kitchen
- Age Restricted - Over 60's
- On site Parking – Subject to Availability

## Entrance Hallway

The entrance hallway provides access to all of the accommodation with double doors opening into a large store cupboard which features built in shelving and houses the water tank and fuse board. An intercom entry system is located within the hallway and an emergency pull cord.

## Sitting Room

An internal door from the hallway provides access into the bright and airy sitting room which has a centralised fire place with a granite hearth and surround with mantel over. The room enjoys a west elevation with roof top and gardens views. There is

room for a sofa suite, chairs for freestanding furniture, and a small dining table. An emergency pull cord is also located within the room.

## Kitchen

The kitchen is accessed via partially glazed double doors from the sitting room and offers a range of floor and wall mounted units with a contrasting worksurface which is fitted with a stainless steel sink unit and drainer with a mixer tap and tiled splashback over. Appliances include a mid-height built-in Bosch oven, four ring electric hob and extractor over. There is space for a microwave oven, space and plumbing for an undercounter washing machine and fridge/freezer. Finished with vinyl flooring.

## Bedroom 1

The bedroom also enjoys rooftop and garden views and has ample space for a double bed if required and freestanding furniture. The bedroom also features a built in wardrobe with sliding doors and is fitted with internal shelving and rails. An emergency pull cord is located within the room.

## Shower Room

An internal door from the hallway provides access to the shower room. This is fitted with a white WC, inset basin with mixer tap over fitted vanity storage units, and a walk-in corner shower with shower head attachment, mixer valve and handrail. Shaver point, wall-mounted towel rail and emergency pull cord.

## Additional Information

Cottage Mews was constructed by Anglia Secure Homes plc. The development consists of 26 properties over three floors which are each served by a lift. The in House Manager can be contacted from various points within each property in the case of an emergency, 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.

## Location

Cottage Mews is conveniently situated in the heart of the bustling town of Ringwood and conveniently located close to the local health centre. Ringwood itself is located on the western edge of the New

Forest at a crossing point of the River Avon and its popularity continues to increase because of its good dining and shopping facilities and proximity to the open forest and local beaches.

**Tenure:** Leasehold

**Lease:** 104 Years Remaining

**Service Charge:** £251.91 PCM

**Ground Rent:** £197.82 P.A

**Local Authority:** New Forest

**Council Tax Band:** C

**EPC Rating:** TBC

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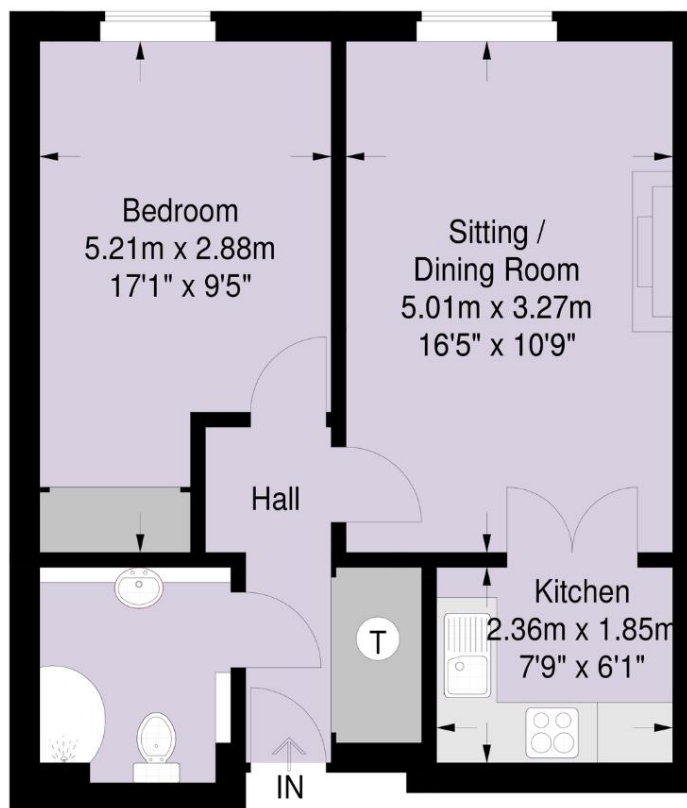
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## COTTAGE MEWS RINGWOOD BH24

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APPROXIMATE AREAS	
GROUND FLOOR AREA	N/A SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	490 SQ FT
COUNCIL TAX	C
EPC RATING	TBC
APPROXIMATE UTILITY COSTS	

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