



Waterloo Way, Ringwood

£199,950


MARTIN & CO

Waterloo Way Ringwood, Hampshire BH24 1FE

- Private Entrance
- Enclosed Rear Garden
- Allocated Parking
- Walking Distance To Town Centre
- Perfect First Time Home Or Buy To Let
- 4.8% Rent Yield
- Great Size Property
- No Onward Chain
- Sought After Location
- Share Of Freehold With No Service or Maintenance Costs



This one bedroom first floor flat is located in a convenient location in Ringwood and comprises of a private entrance leading into the hallway with stairs to the first floor. The lounge is a good size with a large storage cupboard. The dining area has space for a table and chairs and benefits from a range of floor and wall mounted units. The kitchen is to the rear of the property and has a range of fitted floor and wall units, electric oven and hob, space for a integrated fridge and washing machine. The bedroom is a good size double with fitted wardrobes and draw units. The bathroom has a shower attachment over bath, hand wash basin and a WC. Externally the property has an outdoor storage cupboard an enclosed rear garden and an allocated parking space.

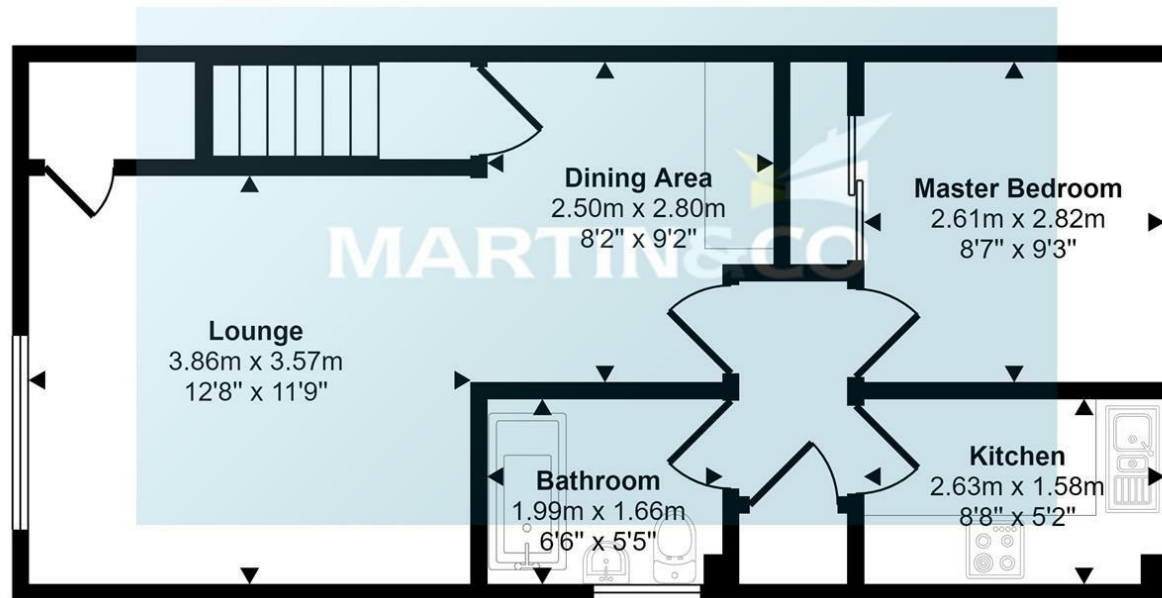
Waterloo Way is located off Castleman Way and is within a 2 minute walk of a local shop, leisure facilities and is a 10 minute walk to Ringwood Town Centre.

Potential rental income £850 - £900 pcm
Rental yield 4.8% to 5.1%

Tenure – Share of freehold.
We have been advised by our client there are no maintenance charges or ground rent with 97 years left on the lease.



Approx Gross Internal Area
45 sq m / 486 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

