



Ringwood, Hampshire
Asking Price Of £350,000


MARTIN&CO

Linden Gate, Ringwood, Hampshire, BH24 1HG

- A Spacious 3 Bedroom Apartment
- Excellent Access To The A31 & A338
- Large Lounge With Feature Window
- En Suite To Master
- Modern Kitchen
- Single Garage
- Off Road Parking
- Garden
- Walking Distance To Town Centre

Martin & Co are proud to present this spacious 3 bedroom apartment within easy reach of Ringwood Town Centre. The property benefits from off road parking for 2 cars, single garage & is close to all major commute routes.



SITUATION Linden Gate is located in the Market town of Ringwood which offers a weekly market, independent high street shops, cafes and restaurants in plentiful. The open New Forest is within two miles and award-winning beaches within 12 miles. The property is within walking distance of local shops & schools and has excellent access to the A31 and A338.

ACCOMODATION On entering the property, you are welcomed to a communal entrance hall with a door leading to the first floor. The property boasts a large spacious living room with feature bay window. The kitchen/diner is fully fitted with a range of floor and wall mounted units and has integrated appliances. The master bedroom is large double, an ensuite with a bath. The second and third bedrooms are also double. The bathroom is modern with a shower.

LIVING ROOM 5.61 x 4.83 (18'5" x 15'10") A triple aspect living room with a large feature bay window. The room is a good size and has been finished to a high standard.

KITCHEN 3.7 x 4.2 (12'1" x 13'9") The modern kitchen is to the rear aspect of the property. The kitchen comprises of a range of floor and wall mounted units with AEG integrated appliances. Space for a small dining room table.

MASTER BEDROOM 2.97 x 3.97 (9'9" x 13'0") The master room is to the front aspect of the property and benefits from a large window overlooking the front garden.

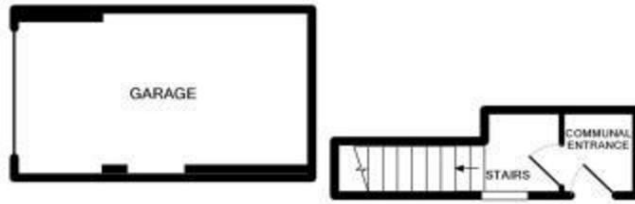
EN SUITE From the master bedroom is a modern fully tiled shower room.

BEDROOM TWO 3.12 x 2.74 (10'3" x 9'0") This spacious double aspect bedroom is the rear of the property.

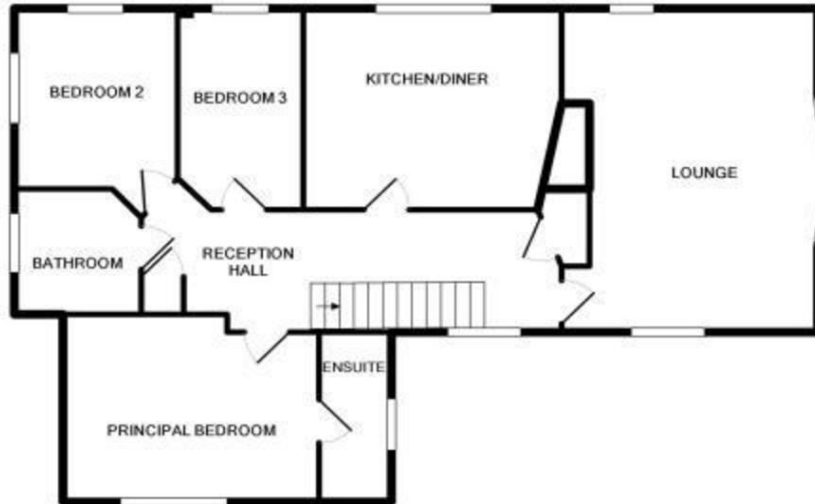
BEDROOM THREE 3.48 x 2.11 (11'5" x 6'11") Bedroom Three is a good sized single room to the rear aspect of the property.

OUTSIDE SPACE The property is being sold with a share of the freehold, and has an area of garden. The property also benefits from a single garage & two parking spaces.





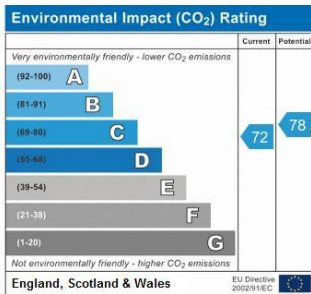
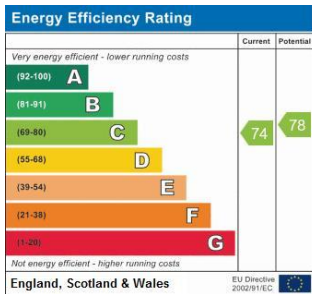
GROUND FLOOR
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 963 SQ.FT.
(89.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (109.0 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

