



Ringwood, Hampshire
Guide Price £185,000


MARTIN & CO

Elmsdown Court

Ringwood, Hampshire BH24 1JE

- 1 Bedroom Modern Maisonette
- Excellent First Time Home Or Investment
- Rental Yield 5%
- Modern Kitchen & Bathroom
- Open Plan Living
- Town Centre Location
- Low Annual Costs
- No onward Chain
- Communal Gardens
- Allocated Store

Martin & Co are proud to present this 1 bedroom split level maisonette. The property is located in Ringwood Town Centre & benefits from a modern kitchen & bathroom, allocated store & communal gardens. Excellent for a first time buyer or investor.



This 1 bedroom first floor split level apartment is located in Ringwood Town Centre. The property comprises of an entrance hallway with storage cupboard & utility cupboard which has space for a washing machine. The stairs to the second floor lead into the living room which is a bright and spacious room. Modern and well presented kitchen benefiting from a electric oven, gas hob, integrated fridge & dishwasher. The Bedroom has a single fitted wardrobe. Externally the property has use of a communal garden and a small storage cupboard.


Lease information :-

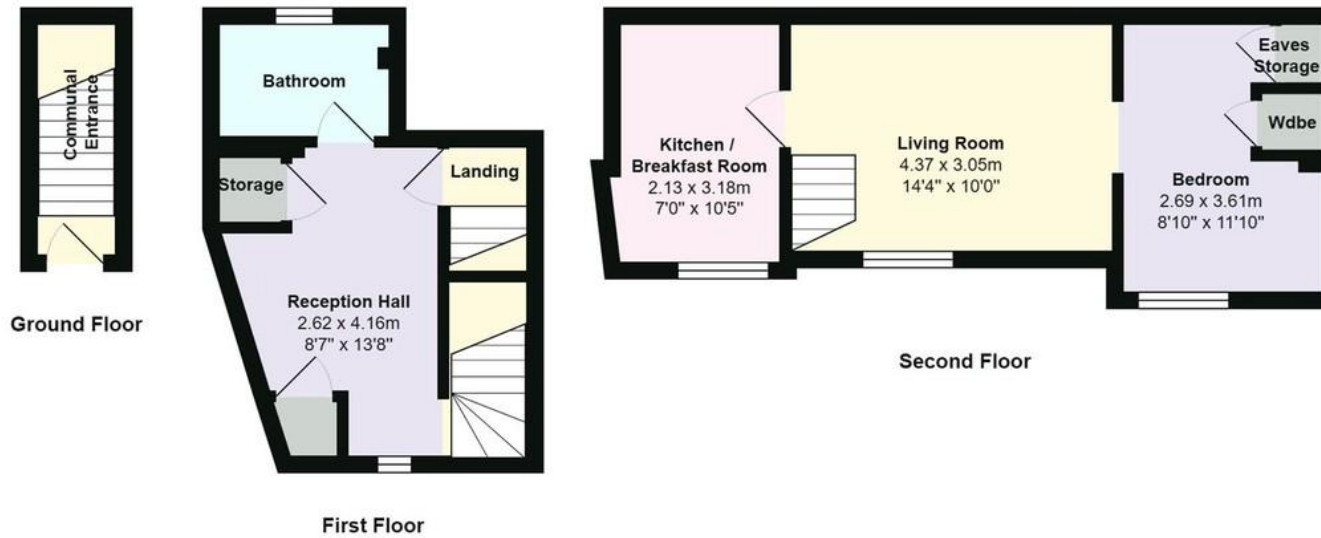
The existing lease commenced in 2004 for 125 years.

Ground rent 1st Oct 2023 - 30th September 2024 = £150

Insurance 1st Oct 2023 - 30th September 2024 = £86



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	58
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Total Area: 57.1 m² ... 614 ft²

All measurements are approximate and for display purposes only

Martin & Co Ringwood

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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.