

**Narrowleaf Drive**  
Ringwood, BH24 3FR





# Price: £270,000

This beautifully presented two double bedroom apartment occupies the top floor of this contemporary development in Ringwood. Built circa 2019 and benefitting from the remainder of the NHBC building warranty the property is positioned in an attractive position within Beaumont Park and enjoys far reaching views. Flooded with natural light the apartment enjoys a modern open plan kitchen, dining and sitting room, two double bedrooms, en suite and separate bathroom, two spacious store cupboards, including an area suitable for laundry and two allocated parking bays. A viewing is highly recommended and available by appointment only.

 1  2  2  2 Allocated

- Built Circa 2019 – Building Warranty Remaining.
- Open Plan Dual Aspect Kitchen, Dining and Sitting Room.
- Two Double Bedrooms with elevated views of Surrounding Areas
- En Suite and Separate Bathroom
- Top Floor Apartment
- Two Allocated Parking Bays
- Hightown Lakes and Castleman Trailway within Walking Distance
- Ideal First Time Buy or Investment Opportunity

## Entrance Lobby

Two secure entrances to the building are located to the front and back for ground floor access to well-presented communal hallways with a carpeted staircase leading to the top (second) floor. A landing area, enclosed by a fire door precedes the private front door to the apartment which occupies the entire top floor.

## Entrance Hallway

The private front door leads into a spacious 'L shape' hallway which provides access to all principal rooms. The hallway houses two large storage cupboards including one which contains a washing/drier machine.

## Open Plan Kitchen/Living

Found to the end of the hallway and benefiting from two Velux windows as well as a second aspect double glazed window enjoying elevated views across local green areas. Flooded with natural light the contemporary kitchen is fitted with white high gloss base units with a contrasting worktop and upstands. Further comprising of a corner cupboard which houses the combi boiler, a integrated fridge freezer, dishwasher and oven with four ring gas hob. Complete with a stainless steel sink and drainage board there is an open area suitable for a dining table and four chairs

Furthermore this spacious room features wood effect flooring and has ample space for large sofa suites and free standing furniture as required.

## Bedroom 1

The primary bedroom benefits from double glazed doors and a Juliet balcony sandwiched between windows enjoying far reaching views. Complete with integrated wardrobes this spacious double room has ample space for free standing furniture and also benefits from an en-suite shower room. Comprising of a walk in shower, WC and wash hand basin the contemporary ensuite also includes tiled splashbacks.

## Bedroom 2

Bedroom two is also double in size bedroom with a window to the side aspect. Again with ample space for free standing furniture including a desk, and drawer units this bedroom also features built in wardrobes.

## Bathroom

The separate bathroom occupies a central position and has been well maintained by the current owners. Featuring a tiled wall behind a paneled bath with shower screen, a low-level WC and wash hand basin. The flooring has been laid to the same tile effect vinyl as the en suite and the bathroom is complete with LED downlights and a ladder towel rail.

## Externally

A small development of six apartments, the property benefits from an open aspect over the adjacent green space. Moments from the doorstep is a pathway which leads to a dog agility park and a children's play park whilst the building benefits from communal bike storage

## Parking

The property benefits from two allocated parking bays with additional visitors parking available.

## Tenure

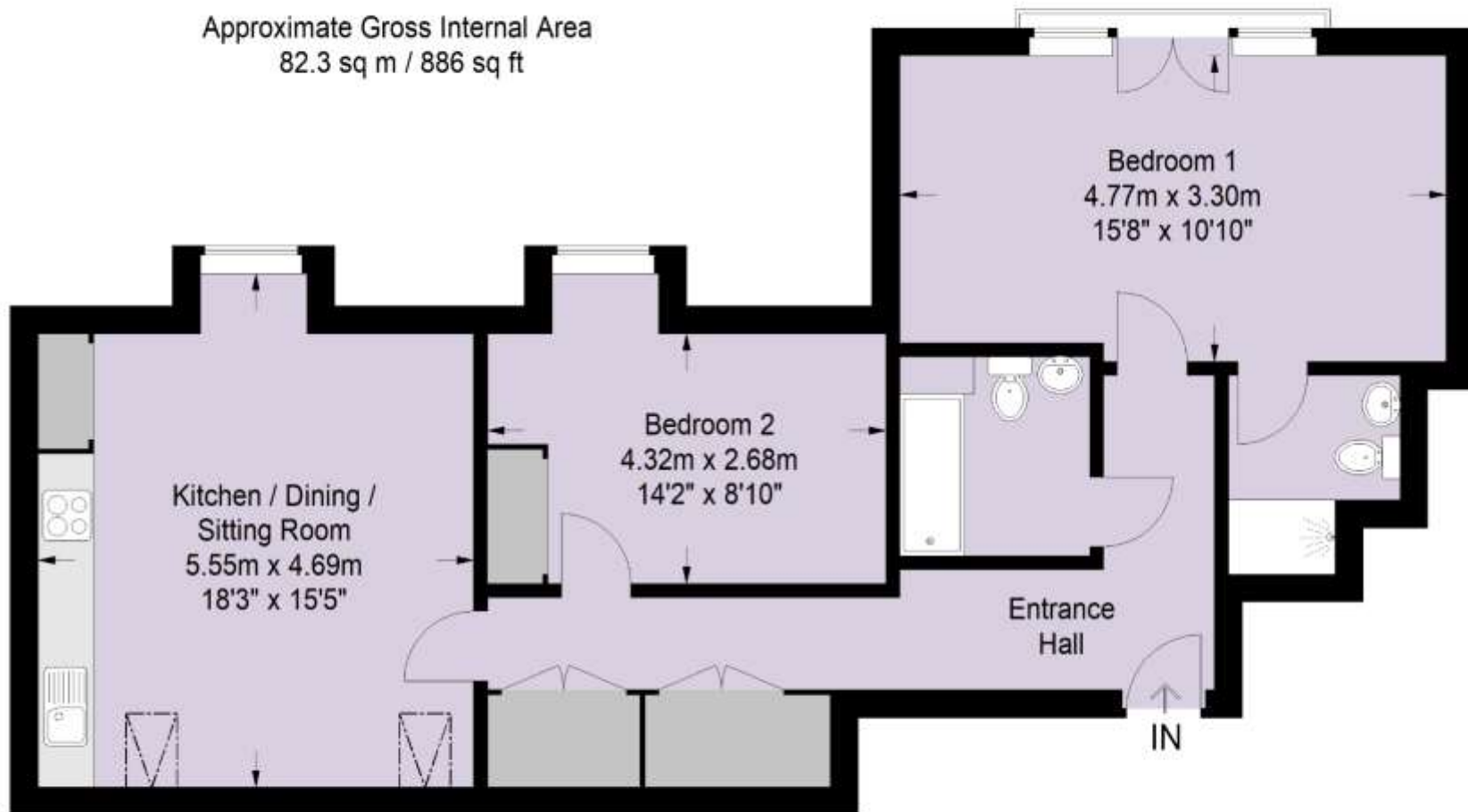
Leasehold – 147 year Lease Fees - £1400 P.A Ground Rent – £200 P.A

## Location

Located in the popular semi-rural area on the edge of Hightown and Crow and within walking distance to, Hightown Lakes, the Castleman trailway and a popular country pub. The property is extremely well positioned in a convenient location just a short distance from the popular and bustling market town of Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.



Approximate Gross Internal Area  
82.3 sq m / 886 sq ft



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