

THE CEDARS

Southampton Road | Ringwood | BH24 1HT



MEYERS

MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £200,000

A beautifully presented two double bedroom, top-floor maisonette-style apartment set within the sought-after Cedars development in Poulner, Ringwood. Forming part of a former Victorian Manor House dating back to the 1800s and converted in 2007, this characterful home has been tastefully refurbished throughout. Features include a bright open-plan living space opening onto a private south-facing balcony, two double bedrooms both with en-suite bathrooms, and an allocated parking space.

 1  2  2  Allocated Parking Space

- Two Double Bedroom Top Floor Apartment over Two Floors
- Sitting / Dining Room Leading onto Balcony
- Allocated Parking Space
- Character Conversion completed in 2007
- Shaker Style Kitchen
- En Suites to both Bedrooms
- South Facing Private Balcony
- Combi Boiler
- Short Walk to Ringwood Town Centre
- Ringwood School Catchment

Entrance Hallway

Entrance door leading into the welcoming hallway with space for coats and shoe storage. A beautiful sash window overlooking the rear communal gardens fills the space with natural light, complemented by high ceilings and original coving. A useful understairs storage cupboard provides shelving and hanging space, with tiled flooring completing the area.

Sitting/Dining Room

Stairs rise to the second floor, opening into

a bright sitting/dining room. A glazed uPVC door with side panels provides access to the private south-facing balcony, while additional windows ensure an abundance of natural light. There is ample space for both lounge and dining furniture, together with a built-in cupboard housing the electric meter and offering further storage.

Kitchen

Fitted with a range of shaker-style wall and base units with contrasting worktops incorporating a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashbacks.

Integrated appliances include a Neff induction hob with extractor over, electric oven, under-counter fridge and separate freezer, washing machine, and slimline dishwasher. Finished with wood-effect laminate flooring.

Bedroom 1 and En Suite

A generous double bedroom with space for a king-size bed and additional freestanding furniture. Two windows provide plenty of natural light and a pleasant side aspect. A built-in wardrobe houses the combination boiler and provides hanging space.

The en-suite comprises a pedestal wash hand basin, low-level WC, panelled bath with shower over, chrome heated towel rail, partially tiled walls, tiled flooring and useful eaves storage.

Bedroom 2 and En Suite

A further spacious double bedroom with room for freestanding furniture and access to additional storage. The en-suite shower room comprises a low-level WC, pedestal wash hand basin, corner shower enclosure, chrome heated towel rail, tiled flooring, partly tiled walls, and a side aspect window.

Balcony

A particular feature of the property is the private south-facing balcony, enjoying elevated views across Poulner towards Ringwood, with the New Forest visible in the distance. Finished with timber decking, it provides an ideal space for outdoor seating, potted plants and enjoying the sunshine.

Important Info

Tenure: Leasehold
Remaining Lease: 231 Years
Service Charge: 938.38 (Per 6 months)
Annual Ground Rent: £150
Pets Permitted under license

Location

Situated within walking distance of Ringwood high street the property is perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools. Ringwood is a bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. Located on the western edge, 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 also means it is perfect for those commuting to London or wanting a day at the nearby south coast beaches.

Local Authority:

New Forest District Council

EPC Rating: D

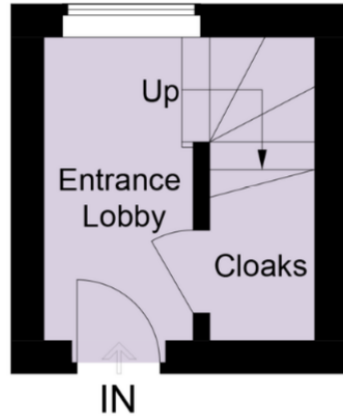
Council Tax Band: B

For Further information and Viewing Arrangements contact us today on 01425 561227

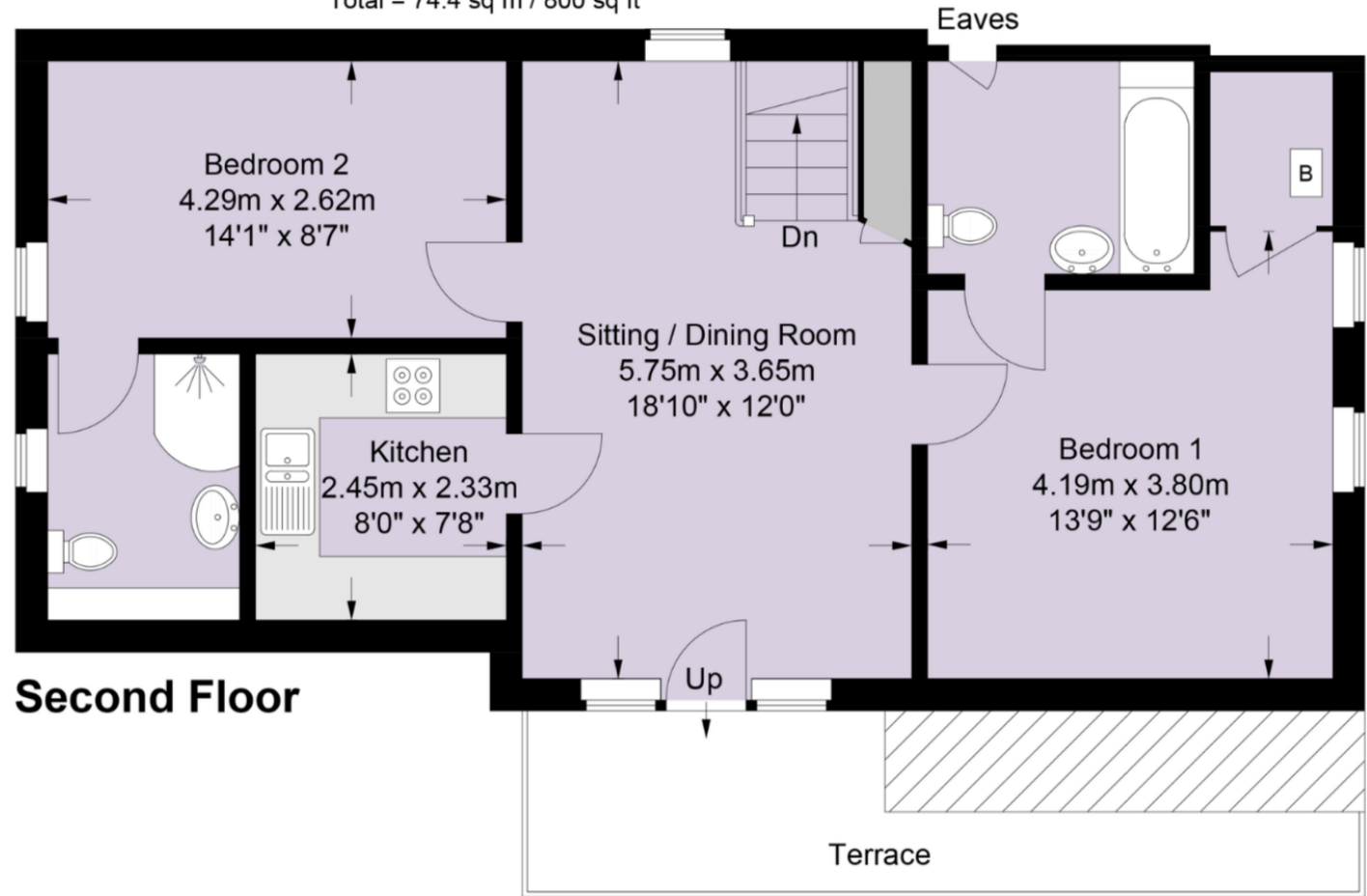
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
First Floor = 6.9 sq m / 74 sq ft
Second Floor = 67.5 sq m / 726 sq ft
Total = 74.4 sq m / 800 sq ft



First Floor



Second Floor



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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.