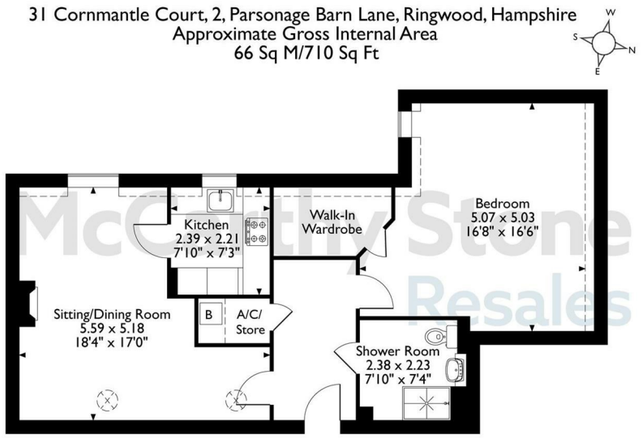
Excellent

Trustpilot

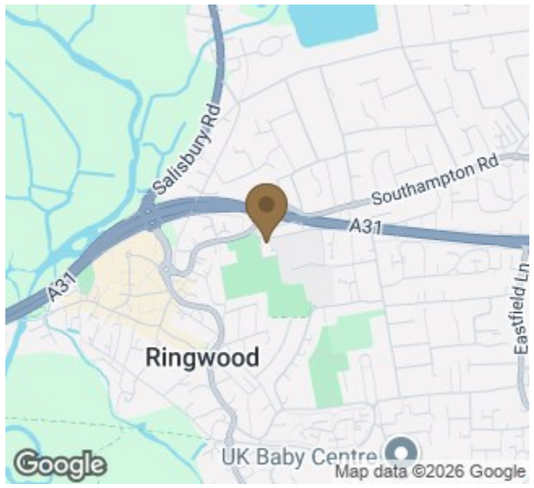
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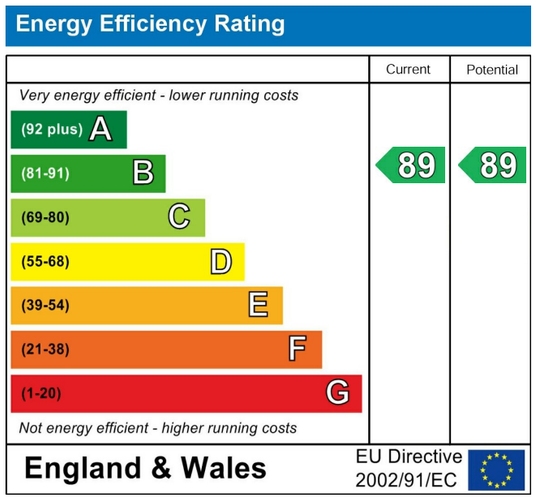
31 Cornmantle Court, 2, Parsonage Barn Lane, Ringwood, Hampshire
Approximate Gross Internal Area
66 Sq M/710 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







31 Cornmantle Court

Parsonage Barn Lane, Ringwood, BH24 1WJ

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Cornmantle Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Retirement Living
- FANTASTIC large one bed retirement apartment
- Guest Suite for Visiting Friends and Family
- Underfloor heating
- Dedicated House Manager - overseeing the running of the development during working hours.
- Overlooking th Communal Gardens
- Homeowners Communal lounge
- Laundry room and Mobility Scooter Store
- 24 Hour Careline System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 Cornmantle Court, Ringwood

1 | 1 | Asking price £250,000

Cornmantle Court
Cornmantle Court is a contemporary development of 20 one and 13 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having underfloor heating, a walk-in wardrobe.

The lounge at Cornmantle Court leads out to the landscaped garden, which features a gazebo and kitchen garden. There's a House Manager and the development maintenance, such as gardening and window cleaning, is covered in the service charge. The development also features a fully equipped laundry room, a mobility scooter store and charging room. Each apartment has a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

Ringwood is an historic Hampshire market town located on the River Avon, west of the New Forest and north of Bournemouth. Ringwood's main high street is home to various shops including supermarkets, fashion outlets, coffee shops, restaurants, a post office, pharmacists and doctors' surgeries. There is also a popular recreation centre and library. A weekly market is held every Wednesday morning on Ringwood High Street.

It is a condition of purchase that all residents meet the age requirement of 60 years.

Property Overview
Situated on the second floor this bright and spacious two bedroom Retirement Living apartment has large open plan living/ dining area that provides plenty of space for furniture. It has a fully fitted kitchen with integrated fridge,
freezer and ceramic hob and under pelmet lighting. The bedroom is a large doube benefitting from a walk in wardrobe, both the bedroom and shower room provide iluminated light switch for nighttime ease. The shower room has a level access shower, across from the shower room in the hallway is a large airing cupboard providing a wealth of storange. The apartment has under floor electric heating throughout.

Social Lifestyle
The Communal Lounge is at the heart of the community at Cornmantle Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Cornmantle Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Local Area
Ringwood is an historic Hampshire market town located on the River Avon, west of the New Forest and north of Bournemouth. It is perhaps best known for its brewery which was founded in 1978 and still brews and sells beer in the Ringwood Brewery Shop. The town is surrounded by beautiful countryside yet is ideally located adjacent to the A31- offering good connections to major towns and cities. Ringwoods main high street is home to various shops including supermarkets, fashion Outlets, coffee shops, restaurants, a post office, pharmacists and doctors' surgeries. There is also a popular recreation centre and library. A weekly market is held every Wednesday morning on Ringwood High Street. The bus depot in The Furlong on Meeting House Lane operates services as far afield as Liverpool, London and Gatwick as well as local destinations including Verwood, Poole and Bournemouth.
The Furlong Shopping Centre situated in the heart of Ringwood is the place to meet, eat and socialise. This popular centre is home to a number of high street and designer Stores. Ringwood Carnival is held every year on the third Saturday in September, with live music, parades, local produce stalls and rides.

Additional Information & Services
- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking
A parking space is not included in the sale of this property

Service Charge
What your service charge pays for:
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

Service charge -£3,236.13 pa until 30/09/2027

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold
Lease 125 Years from 2014
Ground Rent £425 - annually.
Ground rent Review 2029

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.



