



Ringwood, Hampshire
Asking Price Of £170,000


MARTIN&CO

10 Charing Close, Ringwood, Hampshire, BH24 1FA

- Video Call Viewings Available
- One Bedroom First Floor Flat
- Sought After Location
- Walking Distance To Ringwood Town Centre
- Allocated Parking
- Modern Shower
- Communal Gardens
- Low Service Charge £765 PA

Martin & Co are proud to present this one bedroom first floor flat in a sought after block which is within walking distance to Ringwood Town Centre. The flat would make an ideal investment or first time home. For more information contact the office on 01425 474005.



LEASE & PROPERTY INFORMATION Share Of Freehold - 125 year lease which was granted in 1993 and has 97 years remaining.

Service Charge - £765 PA

Managing Company - Evolve Block Management Ringwood

Potential rental income £700 pcm

Rental yield 5.1% to 5.3%

HALLWAY Spacious hallway, with wall mounted entry phone, doors to storage cupboard and airing cupboard.

LOUNGE 9' 11" x 17' 6" (3.04m x 5.34m) The spacious lounge is to the rear aspect of the building and overlooks the gardens. There is an archway leading to the kitchen.

KITCHEN 7' 0" x 7' 11" (2.14m x 2.42m) A rear aspect kitchen overlooking the communal gardens. The kitchen has a range of floor and wall mounted units. Space for a freestanding oven, washing machine, slimline dishwasher and fridge freezer.

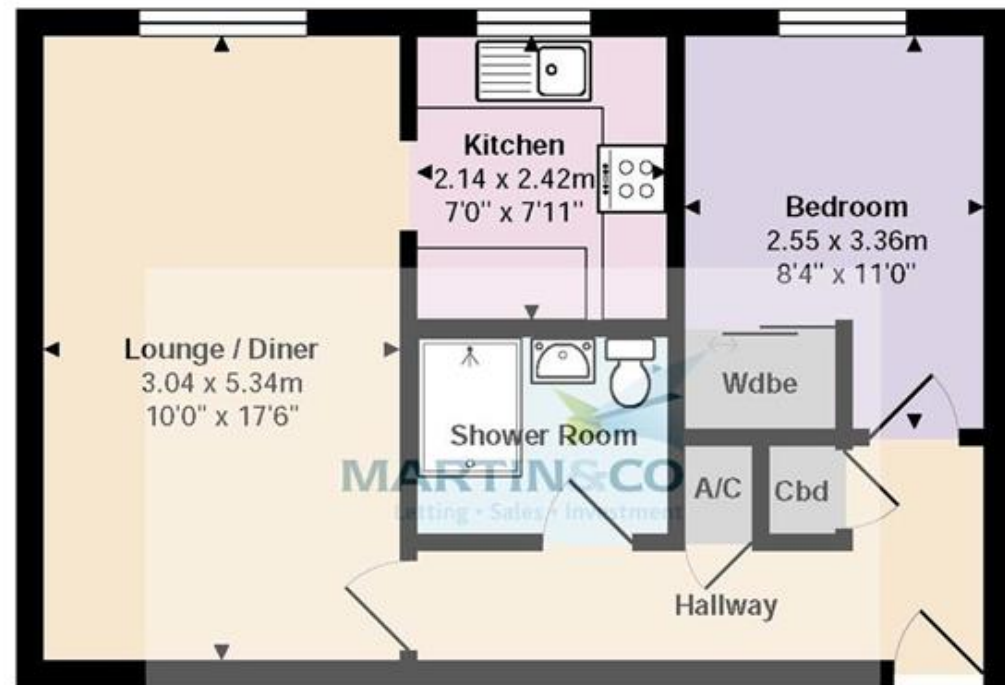
BEDROOM 8' 4" x 11' 0" (2.55m x 3.36m) The double bedroom benefits from built in wardrobes and views over the communal garden.

SHOWER ROOM A recently fitted double shower with hand wash basin and a low level wc.

OUTSIDE The flat has an allocated parking space and ample parking for visitors to the front of the block. There is use of the communal gardens which is located at the rear of the block.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Total Area: 43.0 m² ... 463 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.

