



**Ringwood, Hampshire**  
**Asking Price Of £210,000**

  
**MARTIN&CO**

## Forest Gate Court, Southampton Road, Ringwood, Hampshire BH24 1JB

- Video Viewing Available
- 2 Bedroom Ground Floor Flat
- En Suite To Master Bedroom
- Allocated Parking
- Walking Distance To Ringwood Town Centre
- Private Storage Shed
- Share Of Freehold
- 110 Years Remaining On Lease
- Service Charge £1856 PA
- EPC Rating C / Council Tax Band B

Martin & Co are proud to present this modern 2 bedroom ground floor flat in Ringwood Town Centre. The property benefits from a fully fitted kitchen, en suite to master bedroom, allocated parking & communal courtyard with private storage shed.



**PROPERTY INFORMATION** - Forest Gate Court is located in the Market town of Ringwood which offers a weekly market, independent high street shops, cafes and restaurants. The New Forest is within two miles and award-winning beaches within 12 miles. The property is within walking distance of excellent local schools and has excellent access to the A31 and A338.

#### Flat Information

Share of Freehold

The lease 125 years from 2006

Service charge per annum is £1865.55

Potential rental of £895pcm

No pets allowed

**LIVING ROOM** 14' 3" x 11' 5" (4.35m x 3.49m) - A bright and spacious living room to the front aspect of the building.

**KITCHEN** 8' 8" x 6' 1" (2.65m x 1.87m) - Off the living room, the fully fitted kitchen comprises of a range of floor and wall mounted units, an electric oven, 4 burner gas hob, integrated fridge, freezer & washing machine. Wall mounted combination boiler in matching wall unit.

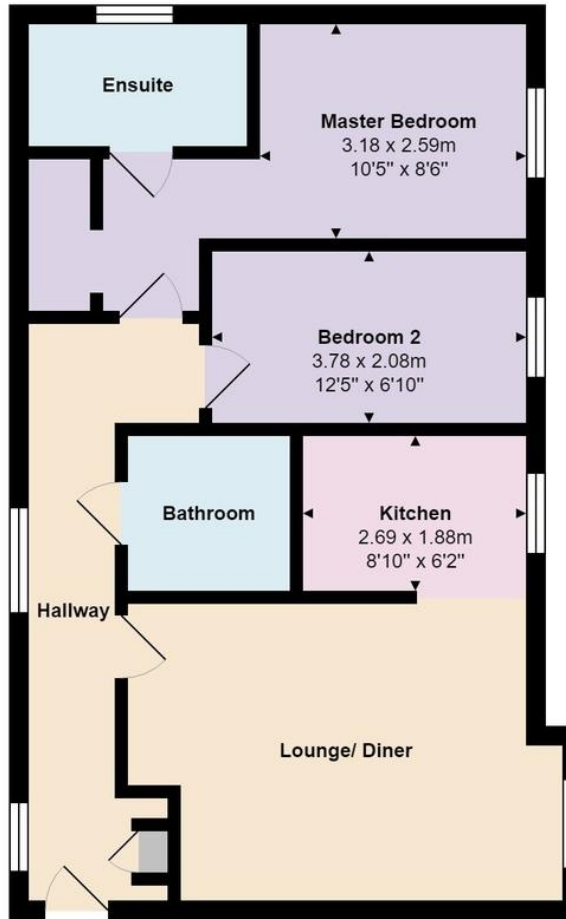
**MASTER BEDROOM & EN SUITE** 10' 5" x 8' 5" (3.18m x 2.59m) - A good size master bedroom with window to the front aspect of the building. There is a fitted wardrobe and an en suite shower room.

**BEDROOM TWO** 12' 4" x 6' 9" (3.78m x 2.08m) - A double room to the front aspect of the building.

**BATHROOM** - A modern bathroom with a white bathroom suite. The room benefits from an extractor fan.

**COURTYARD & STORAGE** - The flat benefits from use of a communal courtyard located to the rear of the building. The flat has a good size private storage shed which is located to the front of the building.





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.