



Ringwood, Hampshire
Offers In Region Of £95,000

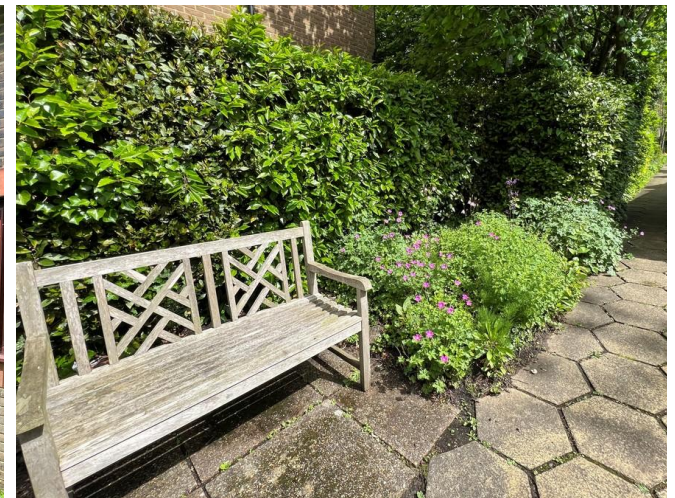

MARTIN&CO

Ringwood, Hampshire

Offers In Region Of £95,000

- 1 Bedroom Retirement Flat
- Ground Floor
- Direct Access To Communal Garden
- Walking Distance To Town Centre
- Over 60`s Only

Martin & Co Are Proud To Present This 1 Bedroom Ground Floor Retirement Flat. The flat has direct access to the well presented communal garden. The Flat Is Situated Within Level Walking Distance Of Ringwood Town Centre.



Androse Gardens is situated in a beautiful area of The Bickerley. It benefits from some beautiful scenery and lovely riverside walks. The block is level walking distance to Ringwood town centre where there are local shops, restaurants & doctors. The property benefits from communal facilities which are residents lounge, laundry room, guest suite, gardens & parking.

HALLWAY Entrance into the flat with large airing cupboard. Entry phone system.

LOUNGE Good size living room with electric fire and direct access to the communal gardens.

KITCHEN Range of floor and wall mounted units, stainless steel sink and drainer and has space for an undercounter fridge and washing machine.

BEDROOM Double bedroom with fitted wardrobes and has beautiful views over the communal gardens.

SHOWER ROOM A good size corner shower with low level WC, hand basin, bath & heated towel.

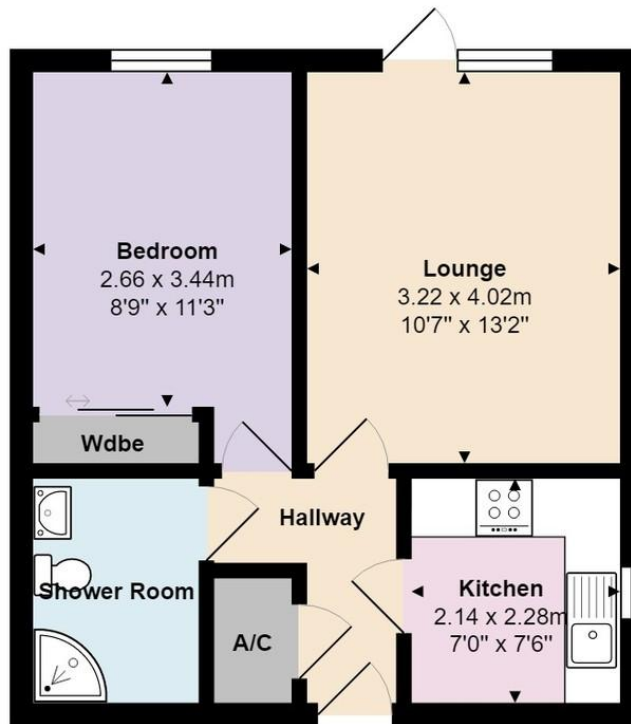
OUTSIDE Androse Gardens is set in some well maintained gardens and has residents parking.

LEASE INFORMATION Service charge approx £2960

Ground rent TBC

Lease - approx. 65 years remaining





Total Area: 39.2 m² ... 422 ft²

All measurements are approximate and for display purposes only



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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.

