



White Lion Courtyard, Dewey's Lane, Ringwood BH24 1AJ

£130,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS









## KEY FEATURES

- Second Floor Retirement Apartment for Over 55's
  - Extended Lease - 120 Years Remaining
  - Spacious Two Double Bedroom Layout
    - Expansive Lounge/Dining Room
      - Separate Kitchen
  - Off Road Parking for Residents & Visitors
  - Communal Lounge, Guest Suite & Laundry
- Moments from The Bickerley & Castleman Trailway
- Close to Shops, Facilities, Restaurants & Transport Links
  - Vacant Possession & No Forward Chain















## A SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT IN A SOUGHT-AFTER RETIREMENT DEVELOPMENT, FOR SALE WITH AN EXTENDED LEASE, VACANT POSSESSION & NO FORWARD CHAIN.

White Lion Courtyard is a popular retirement development for over 55's situated in a delightful setting opposite The Bickerley, a popular open green space, as well as being just a short stroll from Ringwood town centre. Here you'll find a wide range of shops, restaurants and facilities, as well as convenient road, bus and coach transport links to further afield. Ringwood boasts an array of independent shops and cafes, as well as high street names including Sainsburys and Waitrose supermarkets, all just a few minutes from the development.

The apartment is situated on the second (top) floor of this friendly and welcoming development and offers spacious accommodation including an expansive lounge/dining room. It is one of the larger style of apartments in the block, making it an ideal place for two people to comfortably enjoy retiring to without compromising on space.

As you enter the apartment there is a welcoming entrance hall with a useful recessed area, perfect for a quiet seating area as it is currently used for, or it could make an ideal space for a desk for those looking for a study or computer area. This leads through to the generously sized L-shaped lounge/dining room with large windows to the front aspect allowing plenty of natural light to enter. There is a separate kitchen with a range of base and eye level units and space for appliances. The spacious entrance hallway also leads through to doors to two double bedrooms, each with built in wardrobes, as well as a three piece bathroom with shower over.

White Lion Courtyard also benefits from the services of a House Manager and there is a 24 hour care line system in place with various pullcords throughout the apartment and the communal areas in case of an emergency. There is also a communal lounge, communal laundry room and a guest suite for use by visitors to residents at a nominal fee. The block has a characterful appearance and is set in well-maintained communal grounds with a car park providing off road parking for residents and visitors. A particular feature of this apartment compared to many that come to the market in this development is the recently extended lease, which now has 120 years remaining.

This delightful apartment awaits new owners to make it their own, and is offered for sale with vacant possession and no forward chain.



















COMMUNAL LOUNGE

## ADDITIONAL INFORMATION

**Dimensions:** Please refer to floorplan

**Tenure:** Leasehold - 120 year remaining

**Ground Rent:** £1,022 per annum (fixed until 2035)

**Maintenance:** £2,855 per annum to include buildings insurance, services of a house manager, 24 hour emergency care line, building repairs and maintenance, reserve fund, laundry room and gardening.

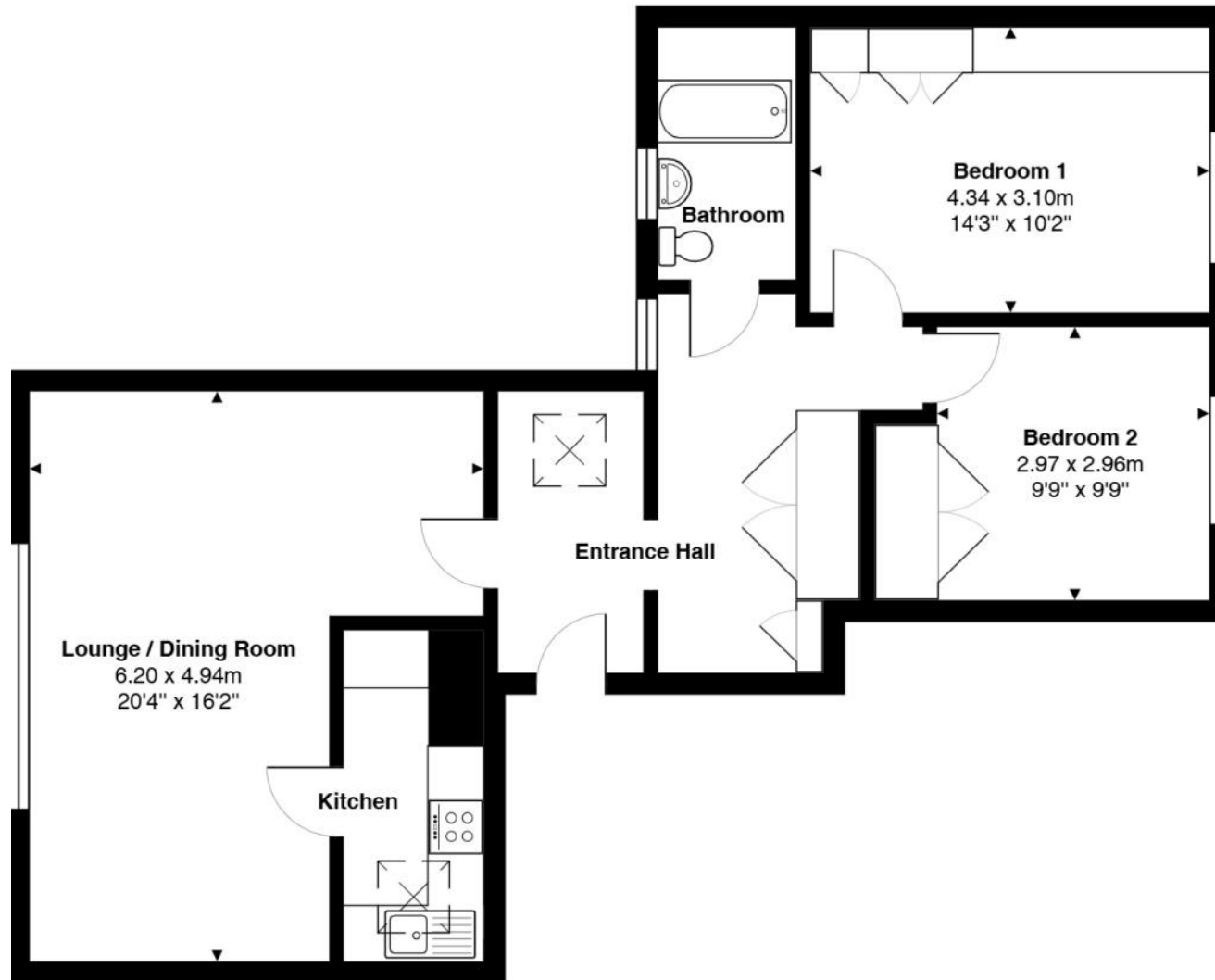
**Council Tax:** Band D - New Forest Council



COMMUNAL LAUNDRY



# FLOORPLAN



## Second Floor

Total Area: 75.2 m<sup>2</sup> ... 810 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
Measurements shown are maximum sizes and some rooms may have restricted head height.



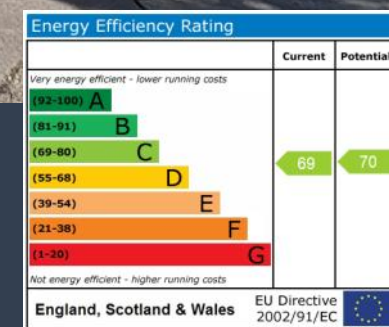






**Viewing by Appointment Through the Vendor's Sole Agent**

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