



Ringwood, Hampshire
Asking Price Of £195,000


MARTIN & CO

4 Charing Close Ringwood, Hampshire BH24 1FA

- Sought After Location
- One Bedroom With Fitted Wardrobes
- Two Allocated Parking Spaces
- Great Size Lounge/Diner
- 125 Year Lease From 1993

Martin & Co are proud to present this one bedroom ground floor maisonette situated in a popular location close to Ringwood Town Centre. This property benefits from a low service charge & two allocated parking spaces. Viewing highly recommended.



LEASE & PROPERTY INFORMATION 125 year lease which was granted in 1993 and has 94 years remaining.
Service Charge - Approx £600 PA
Managing Company - GH Property Management Services Ltd

Potential rental income £800 - £850 pcm
Rental yield 5% to 5.5%

ENTRANCE The property has an external storage cupboard and an undercover porch leading to its own front door.

LOUNGE / DINER 15' 7" x 20' 5" (4.76m x 6.24m) A great size front lounge with a feature fireplace. The dining area has access to an under stair storage cupboard.

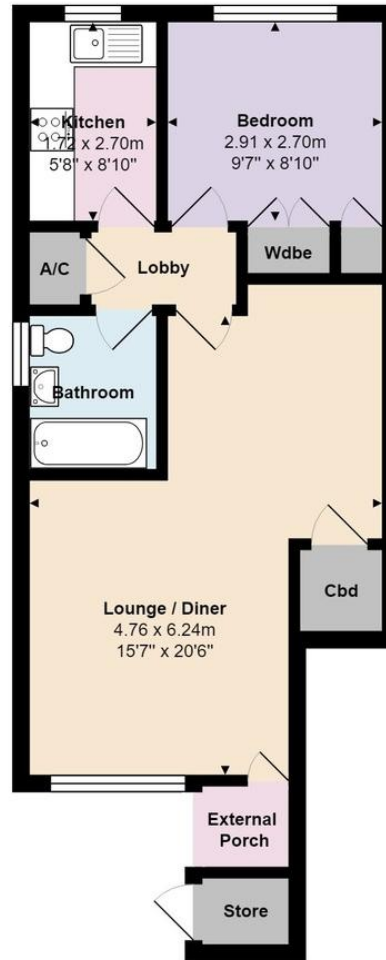
KITCHEN 5' 7" x 8' 10" (1.72m x 2.70m) A rear aspect kitchen with a range of floor and wall mounted units, an electric oven, fridge and washing machine. Nice views over the communal gardens.

BATHROOM The modern bathroom has a bath with shower over a hand wash basin and WC.

BEDROOM 9' 6" x 8' 10" (2.91m x 2.70m) A rear aspect bedroom with views over the communal gardens. The bedroom has a range of fitted wardrobes.

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





Total Area: 49.3 m² ... 531 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.

