

1 The George Mews

Ringwood, BH24 1AR

SPENCERS







A beautifully presented two-bedroom detached home located in the heart of Ringwood town centre with allocated off road parking.

The Property

Upon entering the property, you are welcomed into a bright and spacious living room, offering ample room for a range of furnishings. The accommodation flows seamlessly into an open-plan kitchen and dining area, creating a sociable and practical space for everyday living.

The kitchen provides generous workspace and cabinetry, along with a breakfast bar ideal for informal dining. There is also space for a dining table, making this a perfect area for hosting and entertaining. A large understairs storage cupboard, ideal for shoes and coats, completes the downstairs accommodation.

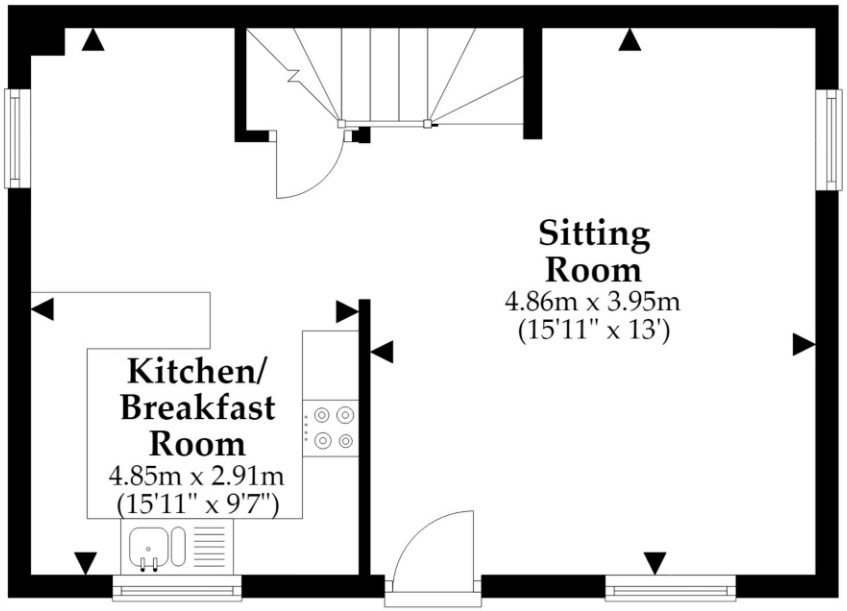
£275,000

2 1 2

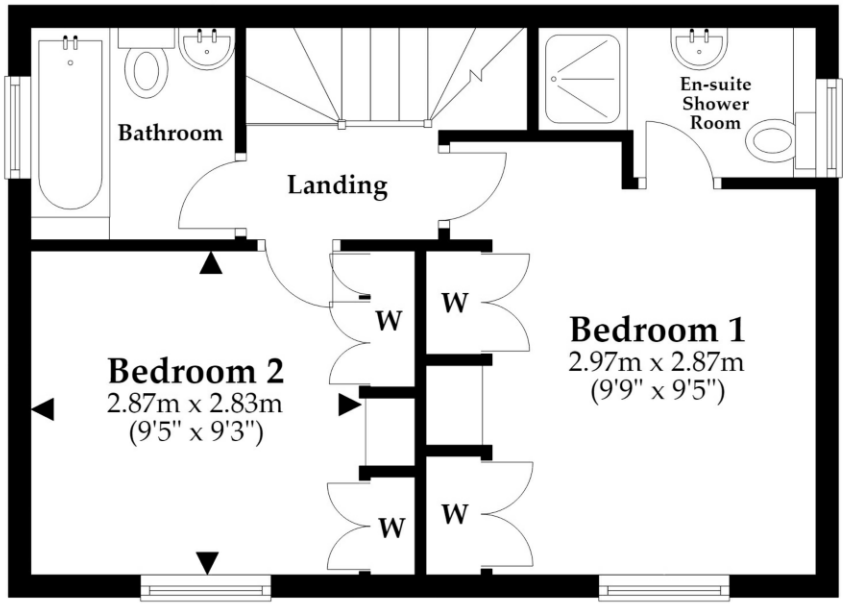
FLOOR PLAN



Ground Floor
Approx. 33.8 sq. metres (363.8 sq. feet)



First Floor
Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The property is offered for sale with no forward chain.

The Property Continued…

Upstairs, the landing leads to the principal suite, which benefits from built-in cupboards and a dedicated vanity area. The room is further complemented by an adjoining ensuite bathroom, complete with a shower, toilet and hand wash basin.

The second double bedroom also enjoys ample built-in cupboard space and is served by the three-piece family bathroom.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

Outside, the property benefits from a sunny courtyard garden, laid to patio and perfectly suited to alfresco dining. There is also an allocated parking space for one car.

Additional Information

Energy Performance Rating: C Current: 72 Potential: 87
Council Tax Band: C

Tenure: Leasehold
Lease: 999 year lease from 24th June 2001
Years Remaining on Lease: 974 years remaining
Annual Service Charge: Approximately £1,120
Annual Ground Rent: Approximately £1

Utilities: All mains services connected

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000 mbps are available at this property(ofcom).

Conservation Area: Ringwood

Easements: The lease provides that the property is subject to reciprocal rights of running of water and soil and rights of light, drainage and air for the benefits of the adjoining land.

Parking: Allocated off road parking for one car











The Situation

1 The George Mews is conveniently situated in the heart of Ringwood town centre, placing a wide range of amenities within easy reach. The property benefits from close proximity to a variety of shops, boutiques, cafés, restaurants and leisure facilities, as well as nearby schools and everyday services.

Ringwood is a popular market town offering a good range of local facilities, while also providing excellent access to the surrounding areas. The nearby A31 offers convenient links to the larger coastal towns of Bournemouth and Christchurch, approximately 8 miles to the south, while Salisbury lies around 18 miles to the north, proving railway links into London Waterloo.

Southampton is approximately 18 miles to the east via the M27, and London can be reached by car in around two hours. Both Southampton and Bournemouth airports are also accessible, offering links to a range of European destinations.

Points of Interest

Prezzo Italian Restaurant	250ft
Bakehouse 24 Bakery	400ft
Waitrose	0.1 miles
The Furlong Shopping Centre	0.1 mile
Sainsburys Supermarket	0.1 miles
Ringwood Upper School	0.8 miles
David Lloyds	1 miles
Moors Valley Country Park and Golf Club	4 miles



For more information or to arrange a viewing please contact us:
A: 42 High Street, Ringwood, Hampshire, BH24 1AG
T: 01425 462600 **E:** ringwood@spencersproperty.co.uk

www.spencersproperty.co.uk