



56 Lynes Court | White Lion Courtyard | Bickerley Road | Ringwood | BH24 1ES

**WOOLLEY
& WALLIS**

Guide Price £135,000

An excellent opportunity to acquire a two bedroom apartment set within communal gardens in this lovely select retirement development in the town centre. Southerly facing living room and modern kitchen. No forward chain.



Situation

The popular market town of Ringwood has much to offer in the way of amenities, including numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club and is host to much sought after educational establishments. The area borders The New Forest, giving access to acres of moor, heath and woodland offering a wide range of pursuits such as cycling, walking, riding & fishing. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & and the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

Interior

The entrance hall gives access to all principle living rooms and offers a useful amount of storage by way of cupboard space and loft access. At the end of the hall is the South facing sitting room with a box bay window enjoying pleasant views over the communal gardens and features a fire surround with marble hearth and insert electric fire.

From the sitting room is the dual aspect kitchen to the South and East, comprising a range of fitted base and wall units with roll top work surface, built in four plate electric hob and single oven beneath, one and a half bowl single drainer stainless steel sink and a fitted dishwasher. Space and plumbing is available for further washing appliances. Next to the kitchen is the dining room which if preferred, could be used as second bedroom.

The Master bedroom, with bay window, has views over the communal gardens and benefits from fitted wardrobes, a pull cord to a connected care line and access to the fully tiled shower room, with corner shower cubicle, low level WC, Wash basin and mirror cabinet.





Also from the reception hall is the cloakroom, with low level WC, wash basin and a built in mirror fronted floor to ceiling wardrobe.

Agents Note: Within this area there was a panelled bath, which has now been removed, yet the plumbing remains. Anyone wishing to reinstate the bath could easily do so if they choose.

Exterior

A personal parking space can be obtained subject to availability at an additional cost per annum. The well-kept communal gardens can be accessed from various areas along the communal hallways. There is also a lockable shed.

Services

Connected to all main services.

Council Tax

Band: D

Viewings

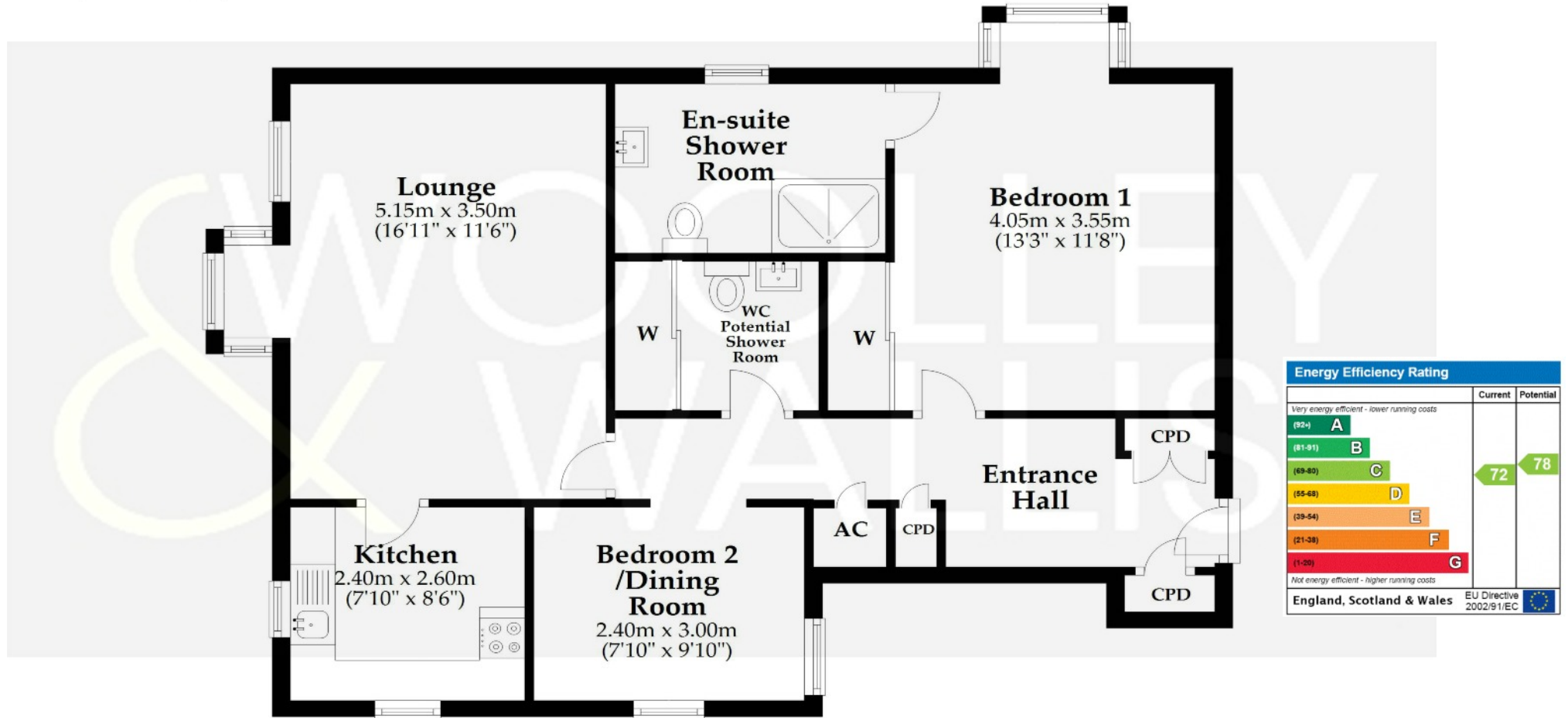
All viewings should be by appointment only arranged through our Ringwood office:
Telephone: 01425 482380 or Email: ringwood@w-w.co.uk



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

First Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



Total area: approx. 73.6 sq. metres (792.1 sq. feet)

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



AGENT'S NOTES
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