
HEARNES
WHERE SERVICE COUNTS

21 Cornmantle Court, RINGWOOD, BH24 1WJ







Wonderful views to the rear, two generous double bedrooms and no forward chain, are just a few features of this immaculate, stylish and spacious, first floor, McCarthy & Stone, over 60's apartment, that is located close to Ringwood Town Centre (just over 400 metres). Both bedrooms are well appointed doubles, the master bedroom with its own private en-suite shower room and large, walk-in wardrobe. The second bedroom and guests share an additional, modern shower room.

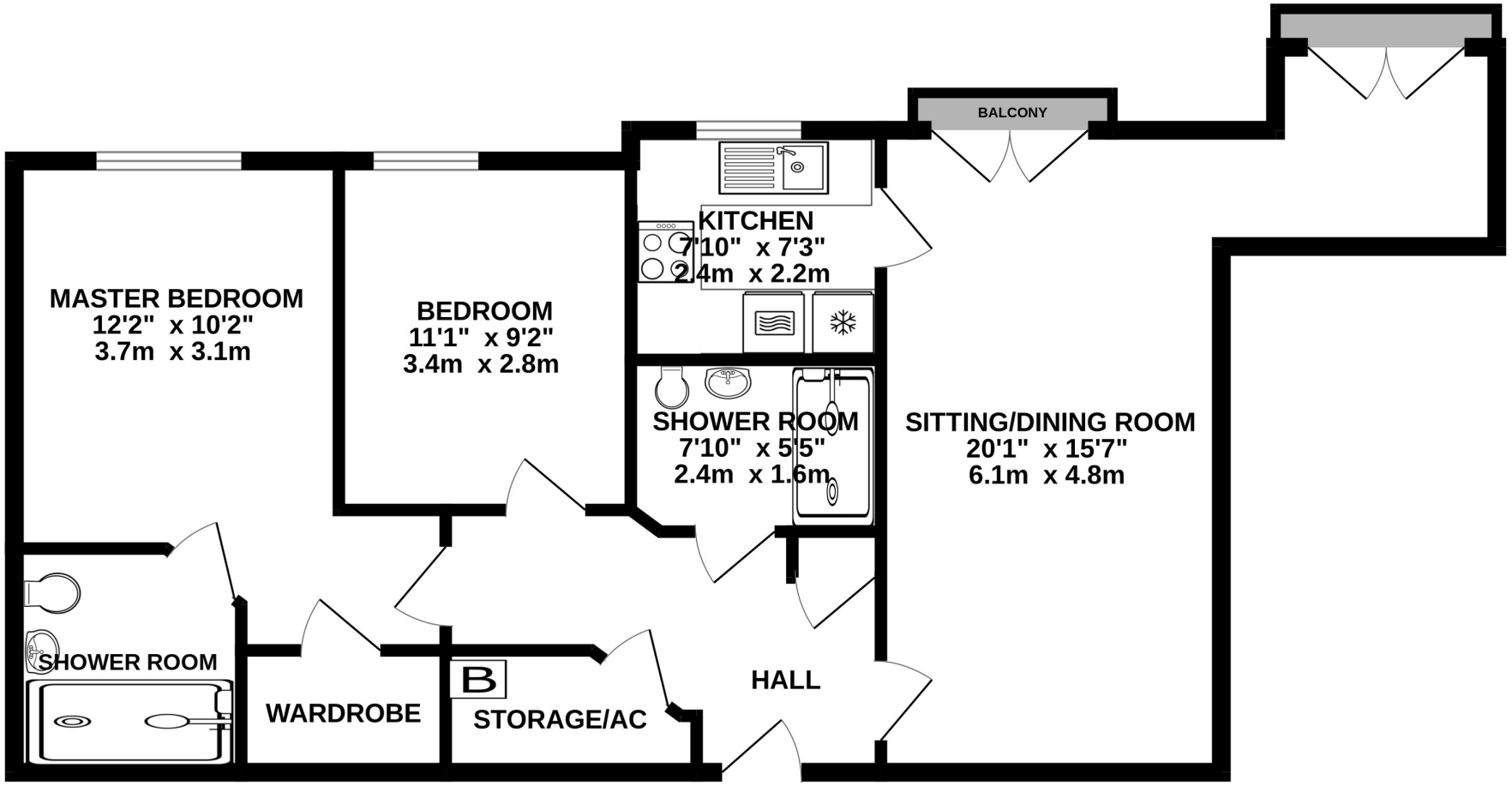
The sitting room has a separate dining area with Juliet balcony and is a well-planned space, designed to easily accommodate a dining room table & sitting room furniture too. A door leads off in to a fully fitted kitchen. It has been cleverly designed to make excellent use of the available space, with a built-in fridge, freezer, oven, hob and extractor hood. This fine apartment further benefits from a large, walk-in airing cupboard/storeroom and zoned, underfloor heating (a 24hr emergency call system, security entry phone system is included in the maintenance).

Service Charge (Breakdown) - • Cleaning of communal windows, and inner communal areas • Water rates for communal areas and apartments • Electricity, heating, lighting and power to communal areas • 24 hour emergency call system • Upkeep of gardens and grounds • Repairs and maintenance to the interior and exterior communal areas • Contingency fund including internal and external redecoration of communal areas • Buildings insurance The annual service charge for this property is £404/month for financial year.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager. Leasehold - Lease 125 Years from June 2014 Ground Rent £425 per annum Ground rent review date: June 2029 Parking - Parking is by allocated space subject to availability.

The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability. Additional Information and Services - • Ultrafast Fibre Broadband available • Mains water and electricity • Electric room heating • Mains drainage

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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