



34 Avalon Court

Newport, Lincoln, LN1 3ES



Book a Viewing!

£148,000

An immaculate One Bedroom Ground Floor Apartment situated in the McCarthy and Stone Retirement Development of Avalon Court, in the Uphill area of Lincoln. The apartment is within close proximity to the Bailgate and also has easy access into the City Centre. The property has recently decorated accommodation comprising of a Hallway, Lounge/Diner, Modern Fitted Kitchen, Double Bedroom with fitted wardrobes and Shower Room. There are communal well kept gardens with direct access from the apartment. Viewing is highly recommended. NO ONWARD CHAIN.





SERVICES

All mains services available. Electric Storage Heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



AVALON COURT

Avalon Court, built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of two blocks of apartments containing 62 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family, along with a kitchenette. There is also a laundry room on site for residents use. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.



ACCOMMODATION

HALLWAY

With door to the Communal Hallway, intercom system, storage cupboard and electric radiator.



LOUNGE/DINER

19' 3" x 10' 10" (5.88m x 3.31m) With UPVC double glazed window to the side aspect, UPVC double glazed security door and window to the front aspect, attractive electric fire with decorative surround and an electric radiator.

KITCHEN

8' 7" x 5' 9" (2.64m x 1.76m) Fitted with a range of wall and base units with drawers with work surfaces over, stainless steel sink with side drainer, integral fridge freezer, eye level electric oven, electric hob with extractor fan, tiled splashbacks, tiled floor and UPVC double glazed window to the front aspect.

BEDROOM

14' 7" x 9' 10" (4.47m x 3.01m) With UPVC double glazed window to the front aspect, electric radiator and mirror fronted double wardrobe.

SHOWER ROOM

Fully tiled with suite comprising of oversized walk-in shower cubicle, low level WC and wash hand basin set within a vanity unit.

OUTSIDE

There are communal gardens and a parking space may be available upon request (via an application with McCarthy and Stone).





LEASEHOLD INFORMATION

Length of Lease - 125 years.

Years Remaining on Lease - 109 years.

Annual Ground Rent - £440.80

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £2,640.00

Service Charge Reviewed - TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Brindle McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWHL, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

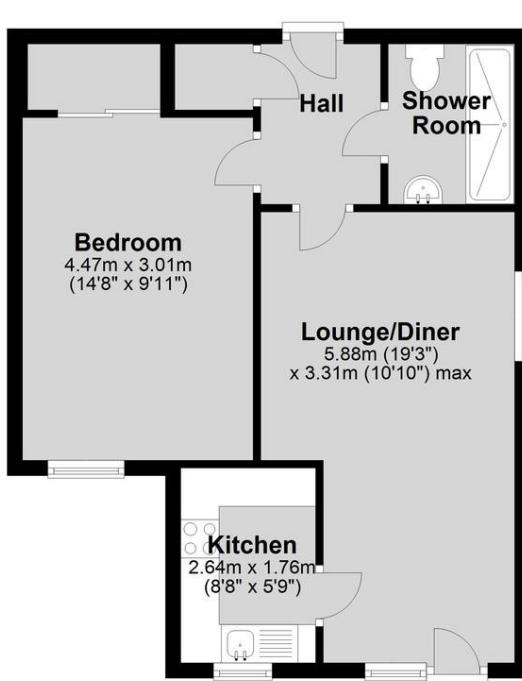
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 43.1 sq. metres (463.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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