



28 Avalon Court, Newport

Lincoln, LN1 3ES



Book a Viewing!

£220,000

A spacious Two Bedroom Ground Floor Apartment located within the popular McCarthy & Stone Retirement development of Avalon Court on Newport, in the Uphill Area of Lincoln. The apartment benefits from direct access to the gardens and is within close proximity to the Bailgate and also with easy access into the City Centre. The property has well presented living accommodation comprising of Hall, Lounge with door to the gardens, Kitchen, Two Double Bedrooms with fitted wardrobes and four piece Bathroom. There are well kept communal gardens. NO ONWARD CHAIN.





SERVICES

Electric, Water and Drainage mains services available.
Electric storage heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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 Lincoln Bishop 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 (for a fee - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.



ENTRANCE HALL

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

LOUNGE

19' 5" x 10' 8" (5.92m x 3.27m) With double glazed door to the gardens, electric fire with decorative surround and electric radiator.

KITCHEN

7' 3" x 8' 2" (2.22m x 2.51m) Fitted with a modern range wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan, space for slimline dishwasher, integrated fridge, tiled flooring and splashbacks and double glazed window.



BEDROOM 1

15' 5" x 9' 7" (4.70m x 2.93m) With double glazed window, fitted wardrobe with mirror fronted sliding doors and electric radiator.

BEDROOM 2

15' 5" x 10' 1" (4.70m x 3.08m) With double glazed window, fitted wardrobe with mirror fronted sliding doors and electric radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled walls and flooring and towel radiator.

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 - TBC
 Years Remaining on Lease - TBC
 Annual Ground Rent - £495.00
 Ground Rent Reviewed - Annually in TBC
 Annual Service Charge Amount - £3,967.32
 Service Charge Reviewed - Annually in 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 - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge 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.

CWH, J. Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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 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

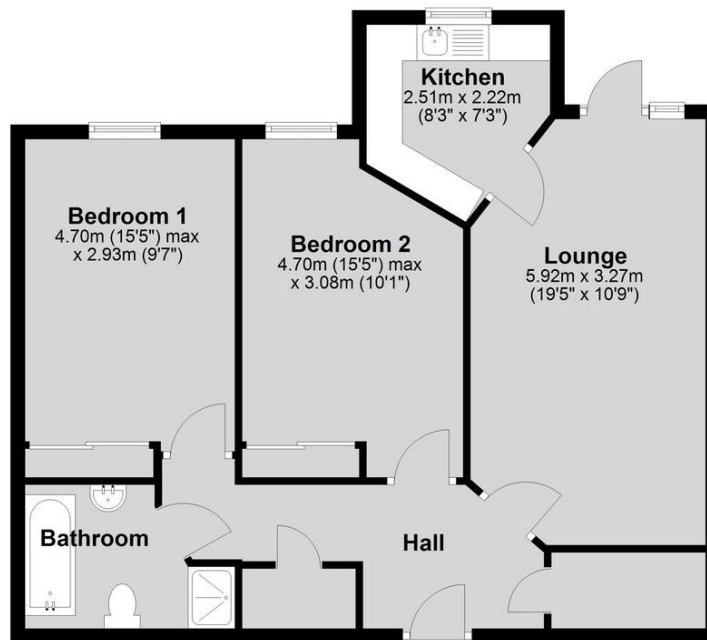
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given notice that:

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 whatsoever 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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Ground Floor

Approx. 69.1 sq. metres (743.7 sq. feet)



Total area: approx. 69.1 sq. metres (743.7 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
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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