

# McCARTHY STONE RESALES

## 9 FARRINGFORD COURT AVENUE ROAD, LYMINGTON, SO41 9PA



Total floor area 51.3 sq.m. (552 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>77</b>	<b>84</b>



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A BEAUTIFULLY PRESENTED one bedroom GROUND floor Retirement apartment with recently fitted carpets. EASTERLY facing with GARDEN VIEWS. Access to patio looking onto the communal gardens!

**PRICE REDUCTION**

**ASKING PRICE £149,950 LEASEHOLD**

For further details, please call **0345 556 4104**

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# FARRINGFORD COURT, AVENUE ROAD,

# 1 BEDROOMS £149,950

## SUMMARY

Farringford Court is an Retirement Living Plus development formerly Assisted living built by McCarthy & Stone, designed specifically for the over 70s, for those who can enjoy independent living but may need some extra care and support.

There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen with electric oven and cooker hood, integrated fridge, freezer and ceramic hob. Fully fitted Bathroom and fitted wardrobes to the master bedroom. There is a 24 hour emergency call system provided via a personal pendant and with call points in the bathroom.

The Development features include a waitress service restaurant and 24 hour duty manager. There is a homeowners lounge, function room, library, laundry room, mobility scooter store, guest suite and two lifts to each floor.

One hour of domestic support per week is included in the service charge at Farringford Court with additional care and support packages available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs. Farringford Court is registered with the Care Quality Commission.

It is a condition of Purchase that all residents meet the age requirement of 70 Years.

## ENTRANCE HALL

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard on the right hand side. Doors lead to the bedrooms, lounge and bathroom.

## LIVING ROOM WITH PATIO DOOR TO GARDEN

A very well presented double lounge/dining room benefiting from east facing patio doors providing ample natural light. Feature Fire surround with electric fire. Two ceiling light points, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Electric window. for ease of opening and closing. Contemporary ceiling lights. New sink unit. There is an integrated fridge/freezer and built-in new induction hob, microwave oven with plate warmer and extractor hood over.

## BEDROOM ONE

Double bedroom with fitted wardrobes. TV and phone point, ceiling lights

## BATHROOM

Newly fitted floor and fitted with bath and walk-in level access shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- 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
- One hours domestic help a week is included in the Service Charge.

Service charge: £11,282.84 per annum for financial year ending 31/03/2025.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## LEASE INFORMATION

Ground Rent: £435 per annum

Ground Rent review date: June 2025

Lease Length: 125 years from June 2010

## CAR PARKING (PERMIT SCHEME)

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 & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

