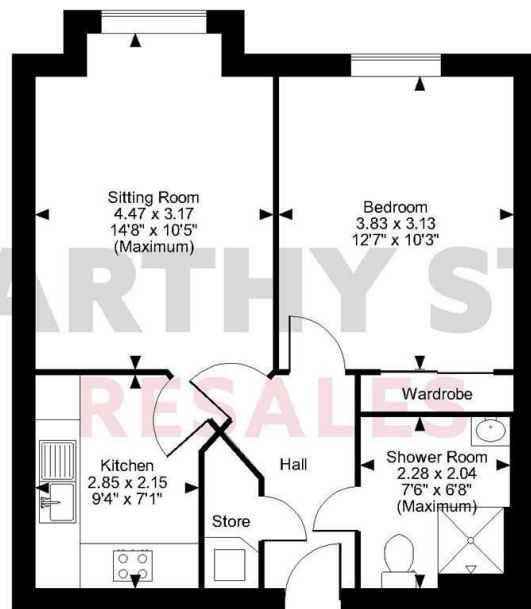
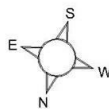


Farringford Court, Avenue Road, Lymington  
Approximate Gross Internal Area  
473 Sq Ft/44 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

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



**COUNCIL TAX BAND: C**



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>80</b>	<b>86</b>



# McCARTHY STONE RESALES

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REDECORATED & RE-CARPETED one bedded first floor Retirement  
Apartment offered in GREAT CONDITION

**PRICE REDUCTION**

**ASKING PRICE £120,000 LEASEHOLD**

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# FARRINGFORD COURT, AVENUE ROAD,

# 1 BEDROOMS £120,000

## THE APARTMENT

Overlooking Avenue Road, this bright, airy, and spacious apartment has been redecorated and recarpeted throughout - offered in like new condition - The spacious living room is complemented by its large floor to ceiling double glazed unit, which creates an ideal location to position dining furniture, which the room can adequately accommodate. As you will see from the photos the apartment has been lovingly maintained. Set in Farringford Court which is located a short way from the STUNNING TOWN of Lymington which offers an abundance of shops, cafe's, restaurants, and all other amenities.

## 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 housing the boiler supplying hot water. Doors lead to the bedroom, lounge and bathroom.

## LIVING ROOM

A large bright living room redecorated and re-carpeted. The grand double glazed window fills the space with natural light, and provides a perfect spot for dining furniture where you can watch the comings and goings down below. 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. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and built-in electric oven and electric ceramic hob with extractor hood over.

## BEDROOM

Good sized double bedroom with fitted wardrobes. TV and phone point, ceiling lights. Double glazed window.

## BATHROOM

Tiled 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.

## SUMMARY

Farringford Court is a 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.

## 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.

## SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly

- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

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

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## ADDITIONAL INFORMATION

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

