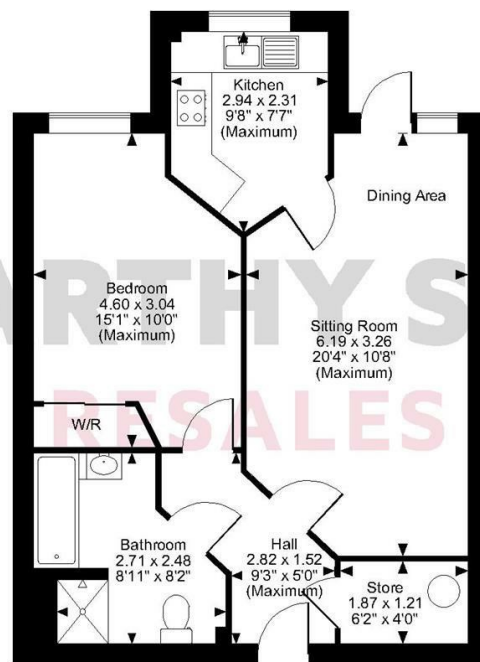
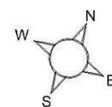


Farringford Court, Avenue Road, Lymington
 Approximate Gross Internal Area
 546 Sq Ft/51 Sq M



Ground 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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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85

**McCARTHY STONE
 RESALES**

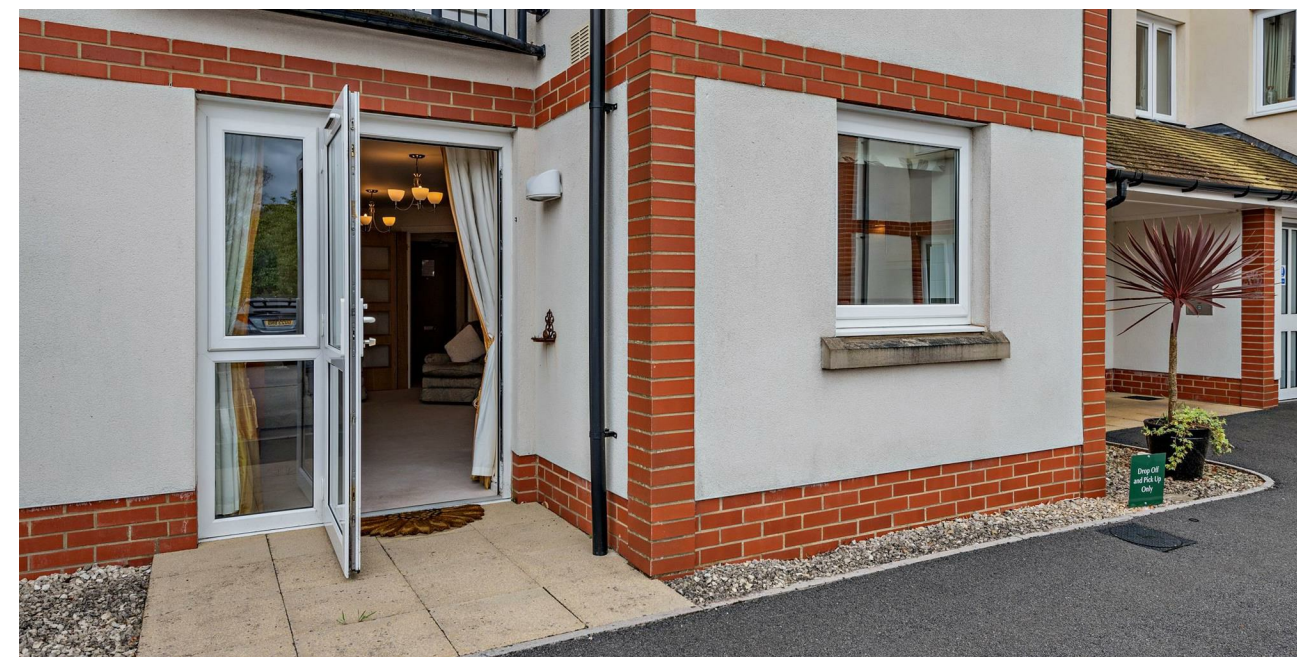
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**McCARTHY STONE
 RESALES**

**1 FARRINGFORD COURT,
 AVENUE ROAD, LYMINGTON, SO41 9PA**



A WELL PRESENTED, one bedroom Retirement apartment, situated on the GROUND FLOOR. Boasting DIRECT PATIO ACCESS from the living room.

ASKING PRICE £149,500 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

1 BED | £149,500

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.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall where you will find the 24 hour Tunstall emergency response pull cord system, illuminated light switches and smoke

detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedrooms, living room and bathroom.

LIVING ROOM

A well presented living/dining room benefiting from double glazed door leading out onto a patio area. 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. 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.

DOUBLE BEDROOM

Double bedroom with mirrored sliding door wardrobe. TV and phone point, ceiling lights and window allowing ample natural light.

BATHROOM

Tiled and fitted with bath and separate walk-in level access shower. WC, 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 of £11,282.84 per year (until 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: £435pa
Lease Length: 125 years from 2010
Lease review: Jun-25

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

