



**First Floor**  
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The position & size of doors, windows, appliances and other features are approximate only.  
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**McCARTHY STONE**  
**RESALES**

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



**COUNCIL TAX BAND: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>88</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		



SPACIOUS TWO BED Retirement Property set on the FIRST FLOOR with cozy reception room boasting DUAL ASPECT outlook providing ample NATURAL LIGHT

**ASKING PRICE £220,000 LEASEHOLD**

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

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

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

2 BED | £220,000

## FARRINGFORD COURT

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. Doors lead to both bedrooms, living room, cloakroom, and bathroom.

## LIVING ROOM

A very well presented double aspect lounge/dining room. 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.

## MASTER BEDROOM

A spacious double bedroom with double glazed window. TV and phone point, ceiling lights.

## 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.

## SECOND BEDROOM

A generously sized second double bedroom. Ceiling light, power points, and built in wardrobe.

## CLOAKROOM

A very convenient WC cloakroom.

## LEASE INFORMATION

Lease Length: 125 years from June 2010

Ground Rent: £510 per annum

Ground Rent review date: June 2025

## PARKING

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

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have

dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

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

## 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: £15,132.26 per annum (up to financial year end 31/03/25).

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-£5,200 per annum).

