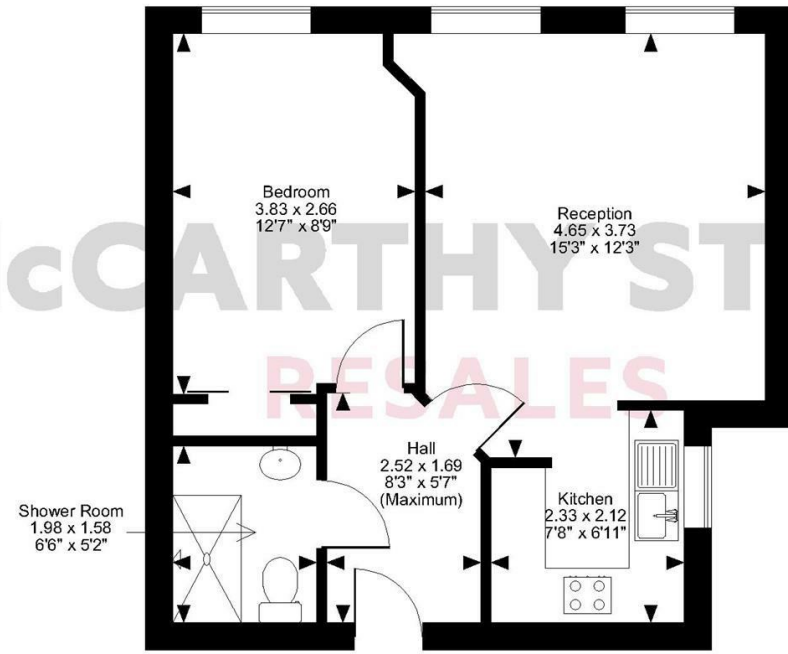
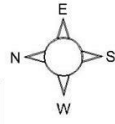


Avalon Court, Newport, Lincoln
Approximate Gross Internal Area
429 Sq Ft/40 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

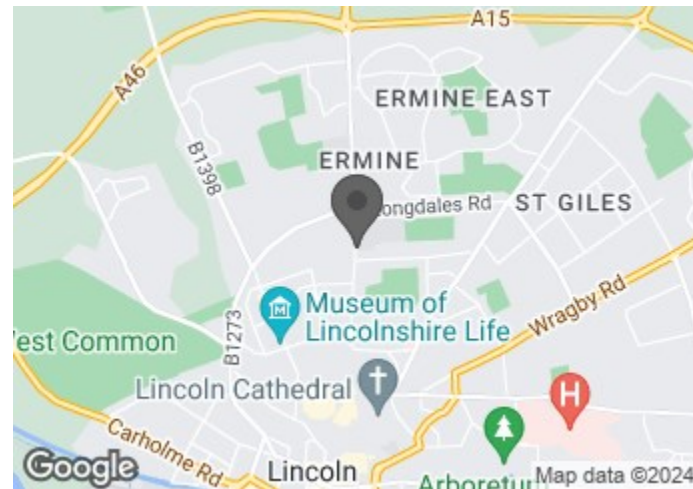
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

12 AVALON COURT NEWPORT, LINCOLN, LN1 3ES



COUNCIL TAX BAND: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



Welcome to Avalon Court in the charming town of Newport, Lincoln. This delightful first floor apartment boasts a reception room, a spacious bedroom, offering a peaceful retreat after a long day. You'll also find a modern shower room.

Don't miss the chance to make this apartment your own and enjoy the comforts it has to offer in the heart of Newport, Lincoln.

ASKING PRICE £129,500 LEASEHOLD

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

resales@mccarthystonestoresales.co.uk | mccarthystonestoresales.co.uk

AVALON COURT, NEWPORT, LINCOLN

1 BED | £129,500

SUMMARY

Avalon Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 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.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

Avalon Court is situated within the town of Lincoln, less than half a mile away from the historic Cathedral Quarter where you can find one of the finest Norman Castles remaining in the country. The city has great transport links to both local and UK wide destinations.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a storage cupboard/airing cupboard with hot water system and fitted shelving. Illuminated

light switches, smoke detector, apartment security door entry system with intercom and 24 hour emergency response pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

A spacious bright lounge with two large windows providing lots of natural light. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets.

KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with a work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood. Under counter integral fridge & freezer.

BEDROOM

A good size double bedroom with a double mirror fronted wardrobe. Ceiling light, TV and phone point. Fitted carpets.

SHOWER ROOM

Fully tiled and fitted with suite comprising of large walk-in shower with support rails, fitted seat and screen, low level WC, vanity unit with wash basin and mirror above. Shaving point, heated towel rail, electric heater, extractor fan and grab rail.

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

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges, please contact your Property Consultant or House Manager. Service charge £2,508.48 per annum (for financial year end 31/03/2025)

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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.

LEASE INFORMATION

Lease Length: 125 years from 01/06/2010
Ground Rent: £425.00 per annum

ADDITIONAL INFORMATION & SERVICES

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

