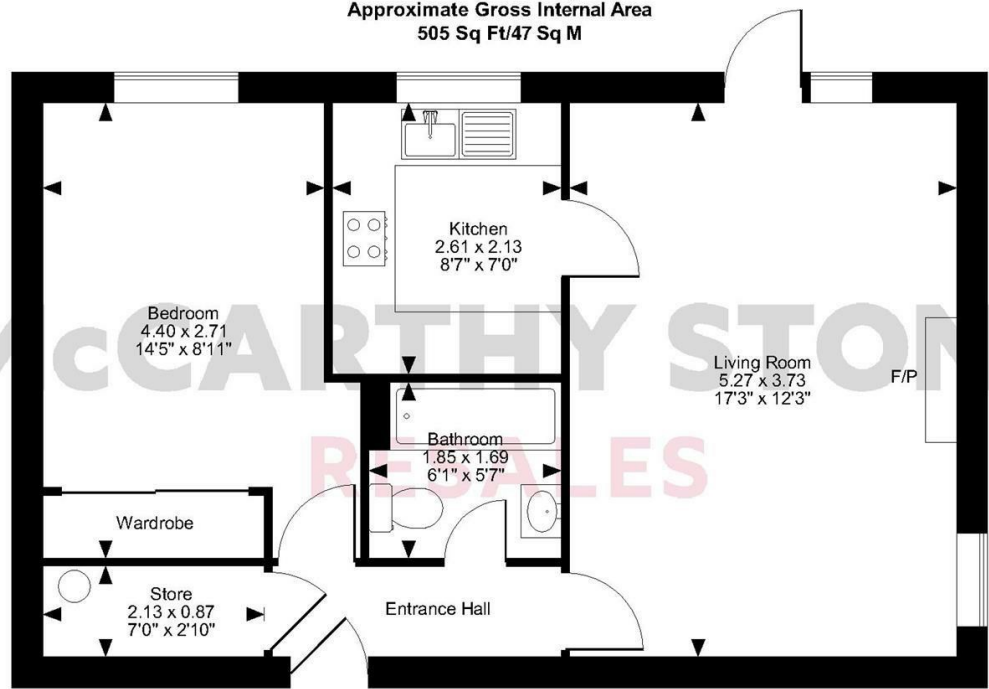
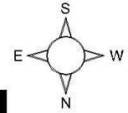


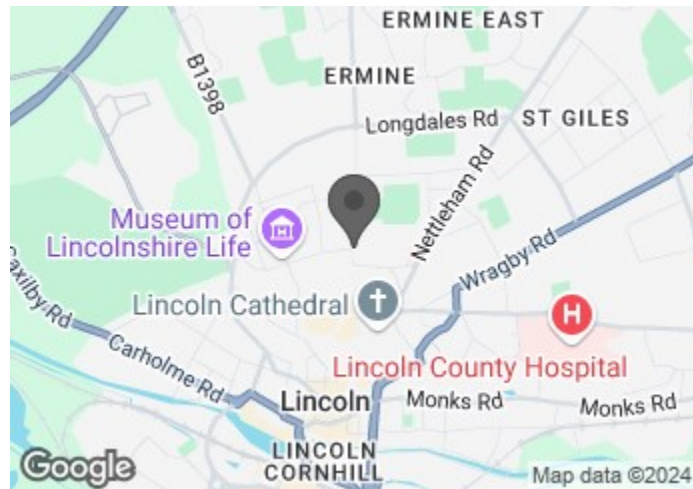
Avalon Court, Newport, Lincoln  
Approximate Gross Internal Area  
505 Sq Ft/47 Sq M



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: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</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		

## McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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## McCARTHY STONE RESALES

### 15 AVALON COURT NEWPORT, LINCOLN, LN1 3ES



A ONE BEDROOM retirement apartment located on the FIRST FLOOR with a JULIET BALCONY in the lounge. This apartment is situated within the Avalon Court building, built by McCarthy Stone.

### OFFERS IN THE REGION OF £148,000

For further details, please call **0345 556 4104**  
resales@mccarthystonestoresales.co.uk | mccarthystonestoresales.co.uk

# AVALON COURT, NEWPORT, LINCOLN, LN1 3ES

## AVALON COURT

Avalon Court, 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).

## LOCAL AREA

Avalon Court is situated within the city of Lincoln less than half a mile away from Newport Arch and the historic Cathedral quarter. Here you will also find Bailgate with a wide variety of small independent shops and one of the finest Norman Castles remaining in the country

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the 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

emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

## LIVING ROOM

Bright and airy living room benefitting from a double glazed patio door to Juliet balcony and window. An additional side window allowing the natural light to flood in. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, blinds, raised electric power sockets, two ceiling light fittings. Part glazed door leading to the kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface and tiling over Stainless steel sink with mono lever tap and drainer sits beneath the window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Dedicated space for microwave above oven. Ceiling spotlights, ceramic floor tiling.

## BEDROOM

Spacious bedroom with triple glazed window. Built in mirror fronted wardrobe with hanging rail. Ceiling light, fitted carpets and curtains. TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of a bath with shower over head with support rail, Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

# 1 BED | £148,000

## SERVICE CHARGE

- Onsite House Manager
- 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

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

Service Charge £2,508.48 per annum (for financial year end 31st March 2025).

## CAR PARKING 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

## LEASE INFORMATION

Lease length: 125 Years 2010

Ground rent: £425 per annum

Ground rent review: Jun-25

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ADDITIONAL INFORMATION & SERVICES

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

