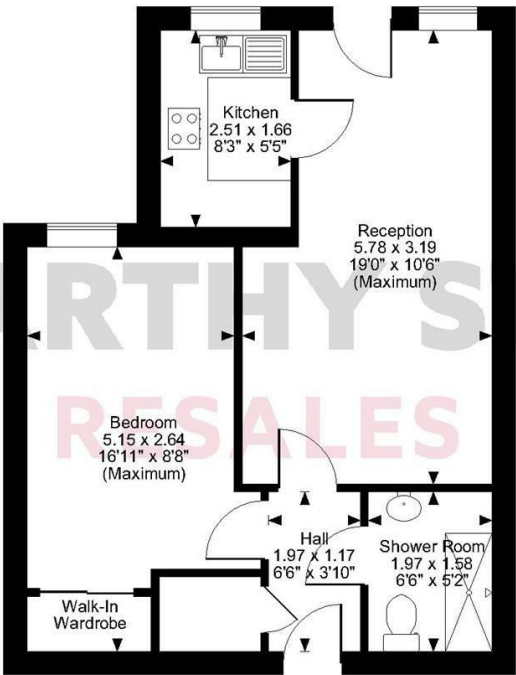


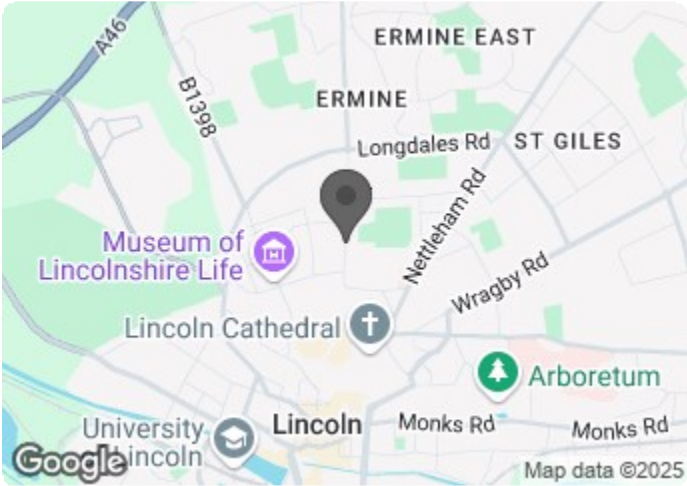
Avalon Court, Newport, Lincoln
Approximate Gross Internal Area
454 Sq Ft/42 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8619970/GRN

Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

54 Avalon Court

Newport, Lincoln, LN1 3ES



Asking price £150,000 Leasehold

A ONE BEDROOM retirement apartment with JULIET BALCONY within AVALON COURT, Lincoln.

Don't miss out on the chance to make Avalon Court your new home sweet home in the heart of Newport, Lincoln. Book a viewing today and step into the lifestyle you've been dreaming of!

Call us on 0345 556 4104 to find out more.

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

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.



Avalon Court, Newport, Lincoln

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

There is a feature electric fire with surround which acts as an attractive focal point. A Juliet balcony with a French door allows fresh air and natural light in to the lounge and with views out to the Cathedral. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

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. Dedicated space for microwave above oven.

Bedroom

Double bedroom with 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 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.



1 bed | £150,000

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 please contact your Property Consultant or House Manager.

Service charge £2,644.82 per annum (for financial year end 31 March 2026.

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 Per annum
Ground Rent review: Jun-25.

Additional Information & Services

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

