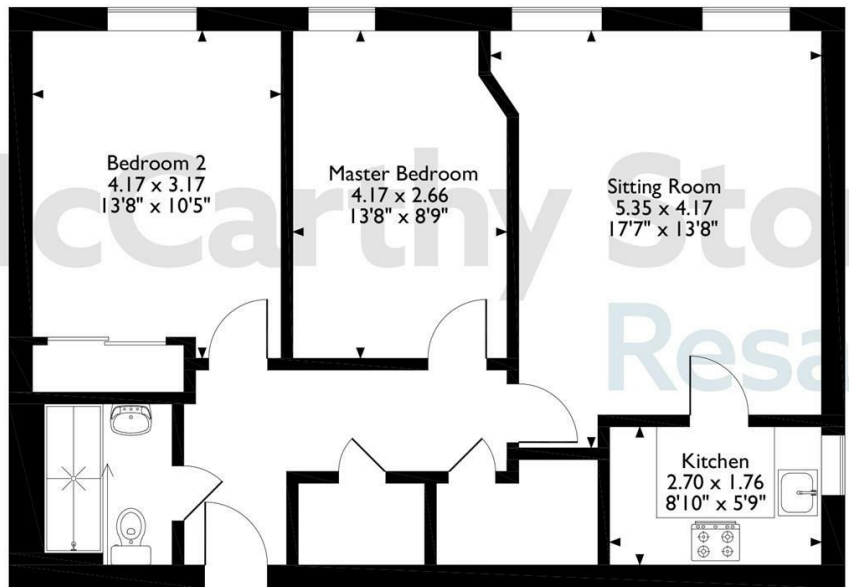
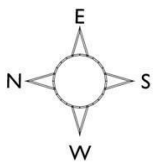


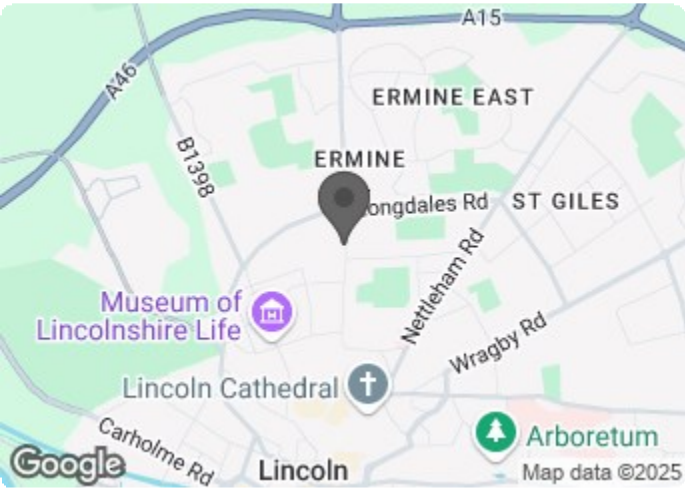
1 Avalon Court, Newport, Lincoln, Lincolnshire  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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	

## 1 Avalon Court

Drill Hall, Lincoln, LN1 3ES



## Asking price £210,000 Leasehold

A well presented TWO bedroom apartment situated on the GROUND floor. This apartment comprises of a generously sized lounge, two double bedrooms, kitchen with ample storage and walk in shower room. Avalon Court, A McCarthy Stone retirement development, is nestled in Lincoln.

\*Entitlements Advice and Part Exchange available\*

**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

## 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). 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 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 lounge, bedroom and shower room.

## Kitchen

A spacious kitchen with wooden effect wall and base



cabinetry for ample storage. Integral fridge/freezer and space for freestanding dishwasher. Laminate worktops throughout housing a stainless steel sink, draining board and chrome mixer tap. Window above sink with south facing views.

## Lounge

A spacious homely lounge with two large windows which allow lots of light to flood the room. An electric fire with surround to the centre of the room, a cosy feature for the winter months. Two ceiling light points, ample raised sockets, TV point.

## Bedroom One

A generously sized double room neutrally carpeted throughout, with a large window to side aspect allowing lots of natural light. Electric wall mounted heater.

## Shower Room

A fully tiled shower room with fitted suite comprising; wooden cabinetry with fitted basin and wall mounted mirror vanity unit above. Fold down shower seat and chrome grab rails for convenience.

## Bedroom Two

A generously sized double room neutrally carpeted throughout. This room has the potential to be utilised as a dining room, study or hobby room should you so wish. Raised wall sockets, wall mounted electric heater and large openable windows for natural light.

## Additional information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.



# 2 bed | £210,000

- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Lease Details

Ground rent: £425 per annum  
Ground rent review: 1st June 2025  
Lease: 125 years from 1st June 2010

## Service Charges

- Cleaning of communal windows
- Water rates for communal areas
- 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 is £3,967.24 for financial year ending 31/02/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

