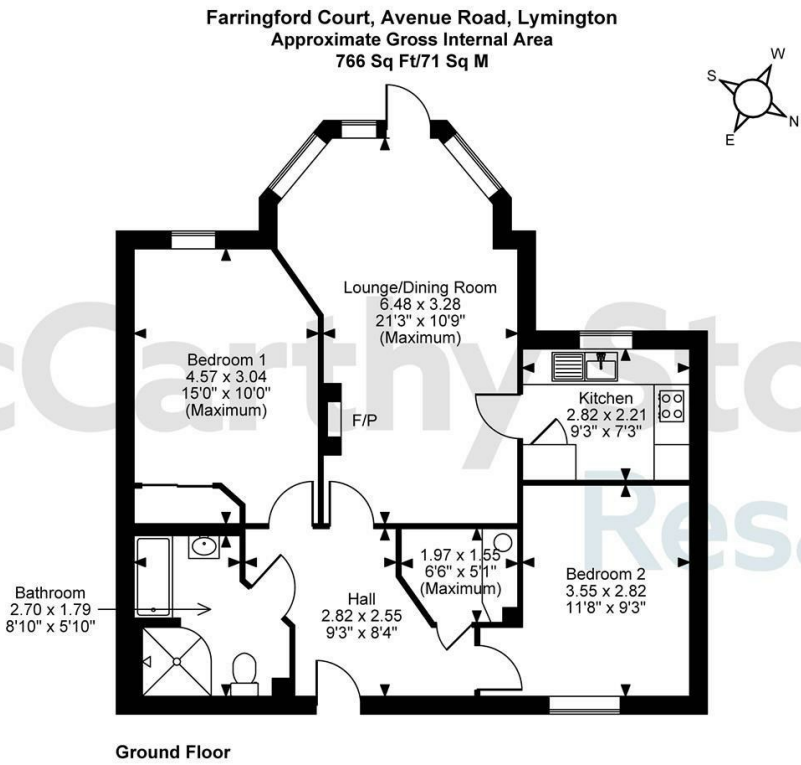


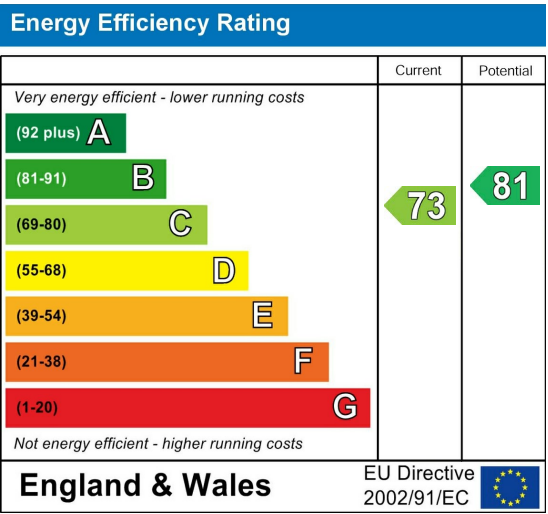
11 Farringford Court

Avenue Road, Lymington, SO41 9PA



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Council Tax Band: D



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Asking price £195,000 Leasehold

A very well-presented two-bedroom GROUND FLOOR Retirement Living Plus (assisted living) apartment with PATIO area leading onto the LANDSCAPED GARDENS. Farringford Court has a TABLE SERVICE RESTAURANT and COMMUNAL LOUNGE where social events take place. It is walking distance to Lymington town centre.

Call us on 0345 556 4104 to find out more.



# Farringford Court, Avenue Road, Lymington

### Summary

Farringford Court is a Retirement Living PLUS (assisted living) development built by McCarthy Stone, for the over 70s and for those who can enjoy independent living but may need some extra care and support. There is a 24-hour Duty Manager on site.

The development features include a subsidised table service restaurant, communal lounge, function room, 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 with additional care and support packages available at an extra charge. These 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.

A dedicated Estate Manager leads the on-site team and oversees the development. There is a 24-hour emergency call system provided via a personal pendant and with call points in the hall and bathroom.

It is a condition of purchase that residents meet the age requirement of 70 years.

### Moving Made Easy

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.
- 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 speak with our Property Consultant today.

### ENTRANCE HALL

The front door opens onto a spacious hall. From the hall there are doors to the lounge/dining room, two bedrooms, the bathroom and a walk in storage and airing cupboard. There are illuminated light switches, smoke detector and a 24-hour emergency response pull cord system.

### LOUNGE / DINING ROOM

The bright and spacious lounge/dining room has a double-glazed bay window with door leading onto the patio area and landscaped gardens. There is an electric fireplace together with two ceiling lights, TV and telephone points. A partially glazed door leads to the separate kitchen.

### KITCHEN

Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Stainless steel sink with chrome mixer tap under a large window looking onto the garden. There are integrated fridge and freezer, a built-in electric oven and electric ceramic hob with an extractor hood. There are ceiling lights, under cabinet lighting and multiple power points.

### BEDROOM ONE

A large double bedroom with window overlooking

# 2 bed | £195,000

garden. The bedroom has large, fitted wardrobes, TV and telephone points and ceiling lights.

### BEDROOM TWO

A generously sized second double bedroom with window and ceiling lights.

### BATHROOM

Tiled and fitted with a bath and separate walk-in level access shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non-slip flooring. Emergency pull cord.

### Service Charge

The service charge covers:

- One hour's cleaning / domestic assistance a week
- 24-hour on-site Duty Manager and dedicated Estate Manager with CQC registered care staff on site 24/7
- Subsidised table service restaurant serving breakfast and lunch for around £4 and £6 per day respectively
- Electricity, heating and lighting to communal areas
- Water rates for communal areas and apartments
- Cleaning of communal areas daily and cleaning communal windows
- Maintenance of landscaped gardens and grounds
- 24-hour emergency call system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £15,945.46 per annum (for financial year end 31/03/2026)

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

### Lease Information

Ground Rent: £510 per annum  
Ground rent review: 1st June 2025  
Lease Length: 125 years from 1st June 2010

### Car Parking subject to availability(Permit Scheme)

Parking is by allocated space and subject to availability. The fee is £250 per annum. Please check with the Estate Manager regarding current availability. Visitor parking is available free of charge.

