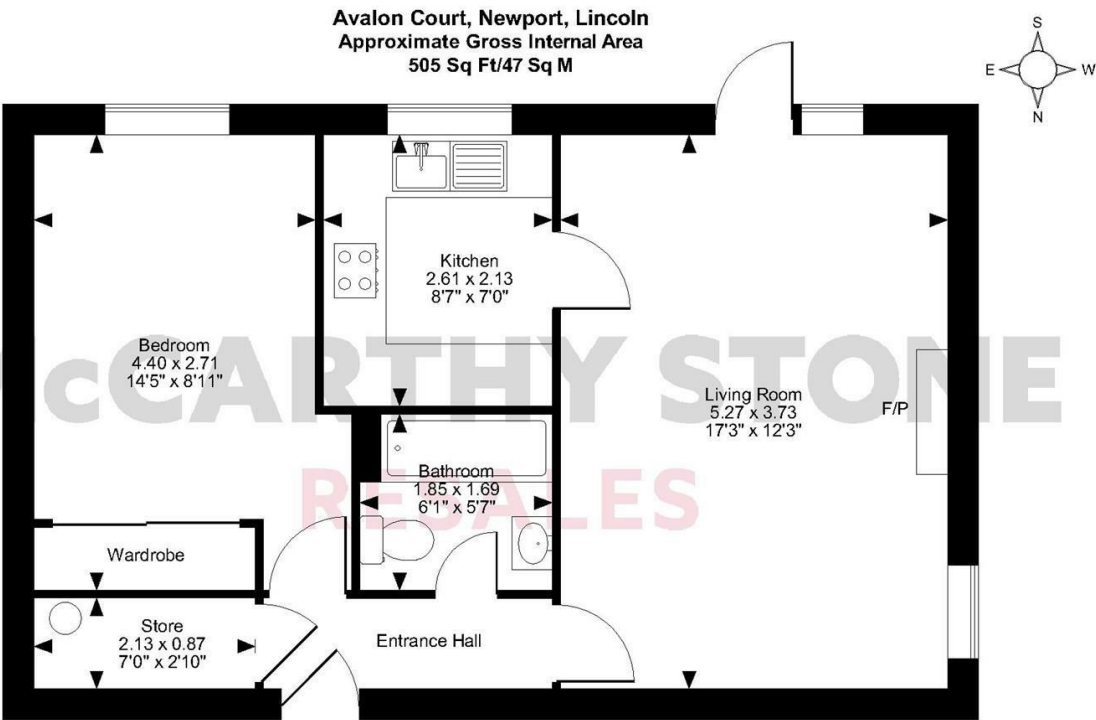


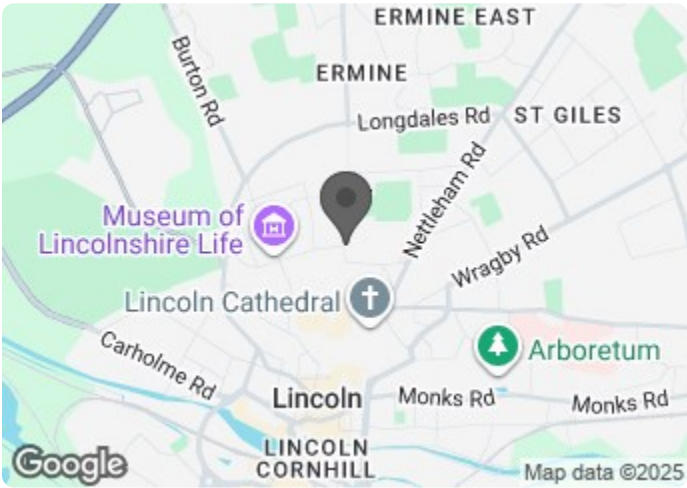
15 Avalon Court

Newport, Lincoln, LN1 3ES



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) A		
(81-91) B	84	85
(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	



Offers in the region of £148,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

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

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Avalon Court, Newport, Lincoln, LN1 3ES

1 bed | £148,000

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.

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.

The annual service charge is £2,644.82 for the financial year ending 31/03/2026.

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: 125 Years 1st June 2010

Ground rent: £425 per annum

Ground rent review: 1st June 2025

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

