



- No Onward Chain
- Independent Living
- 1 Bedroom Apartment
- Lounge Diner

- Stylish Kitchen
- Easy Access Shower Room
- Site Manager & Communal Amenities
- Sought After Uphill Location

Newport, Lincoln, LN1 3ES,  
£145,000 Leasehold







Offered for sale with no onward chain is this 1 bedroom apartment offering independent living nearby to the Lincoln Cathedral and Bailgate area of Lincoln. The property is situated on the second floor and comes with elevator access with secure entry system and well maintained throughout. Accommodation briefly comprises 17'4" x 14'7" lounge diner with Juliette balcony and feature electric fireplace, a stylish kitchen with a range of units and integral appliances, 1 double bedroom with built-in wardrobes and an easy access shower room. All accessed via a welcoming entrance hall. The apartment comes with a fantastic array of amenities these include a living space with kitchen, laundry room, a separate shower room and toilet, site managers office for assistance and management. A family suite which is available to all McCarthy and Stone's resident across the country at a discounted rate. There is also further possibility of parking subject to an additional cost. Avalon Court is located off Newport which provides quick access into the historic Lincoln Bailgate, Cathedral and Lincoln Castle quarter. There is a regular bus service and nearby amenities such as doctors surgery and Lincoln County Hospital. Service charges is £2,644.80 per year - paid monthly £220.40. Ground rent is £425 per year - paid every 6 months £212.56. Lease 125 years from 2010. For further information and viewing arrangements. Please contact Starkey&Brown. Council tax band: A. Leasehold.



## Entrance Hall

Having telecom entry system, access to living accommodation, bedroom and shower room housing, storage cupboard with utility meter and consumer unit.

## Lounge Diner

17' 4" max x 14' 7" (5.28m x 4.44m)

Having a single electric storage heater, feature electric fireplace, TV and satellite points, Juliette balcony and access into:

## Kitchen

5' 7" x 8' 9" (1.70m x 2.66m)

Having a range of kitchen units with integral appliances such as Beko oven with electric hob and extractor hood over, integral fridge and freezer, sink and drainer unit and a uPVC double glazed window.

## Bedroom

10' 6" x 8' 7" (3.20m x 2.61m)

Having uPVC double glazed window, 1 electric storage heater and a built-in wardrobe with mirror effect sliding doors.

## Shower Room

8' 9" x 7' 2" (2.66m x 2.18m)

Having a large shower tray with easy access arrangements, low level WC, hand wash basin unit, tiled floor and surround, Dimplex heater, cupboard housing the Gleadhill hot water cylinder (recently service check paperwork available upon request).

## Agents Note - Communal Areas

The apartment block comes with a range of communal amenities. These include a site manager. Communal living and kitchen space used for activities and events throughout the year. A communal laundry space. Guest suite which is available to all McCarthy and Stone members across the country at a well discounted rate - ideal for guests. There is also toilet and shower room area.

## Accessibility

The apartment is located on the second floor which can be accessed via stairs and elevator. With the secure key/fob entry system.

## Parking

Available at an additional cost.

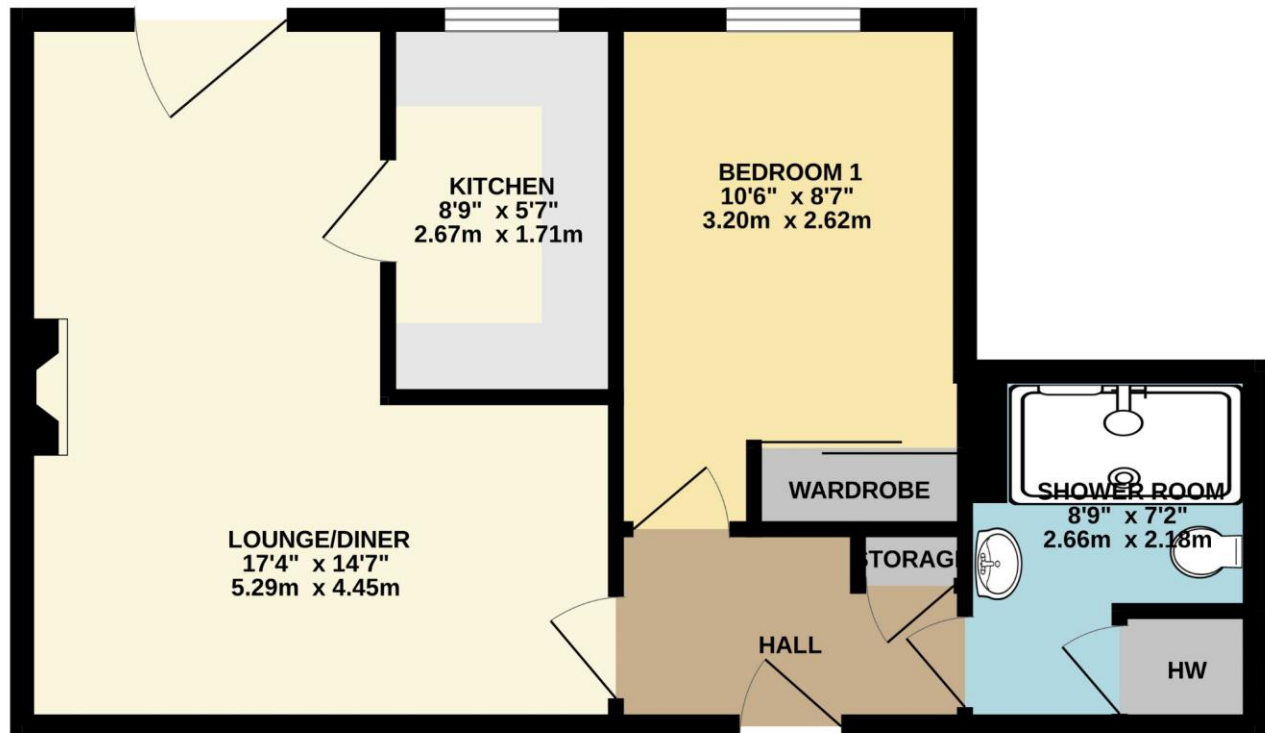
## Leasehold

Starkey&Brown are have been informed length of lease 125 years from 2010. Service charge is £2,644.80 per year - paid monthly £220.40. Ground rent is £425 per year - paid every 6 months £212.56

## Communal Areas



**GROUND FLOOR**  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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