



Avalon Court, Newport, Lincoln



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£135,000

- One Bedroom Apartment
- House Manager
- Homeowners Lounge
- Guest Suite
- No Onward Chain
- Mobility Scooter Charging Point
- Leasehold
- EPC Grade B



First floor, one bedroom apartment situated in the beautiful McCarthy Stone retirement living development of Avalon Court. Offering 24-hour emergency call systems, lifts to all floors, mobility scooter charging points and much more.

The property offers entrance hall, 17ft living room, kitchen, bathroom and bedroom.

Entrance Hall

External door leading to shared hallway and storage cupboard.

Kitchen 2.1m x 2.4m (7ft x 8ft)

Window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, and four ring electric hob with extractor over.

Living/ Dining room 3.3m x 5.2m (10.8ft x 17.2ft)

Windows to front and side aspect and juliet balcony to front aspect. Feature fireplace and electric radiator.

Bedroom 2.7m x 4.2m (8.8ft x 13.7ft)

Window to front aspect, fitted wardrobes and radiator.



Bathroom 2.1m x 1.8m (7ft x 5.8ft)

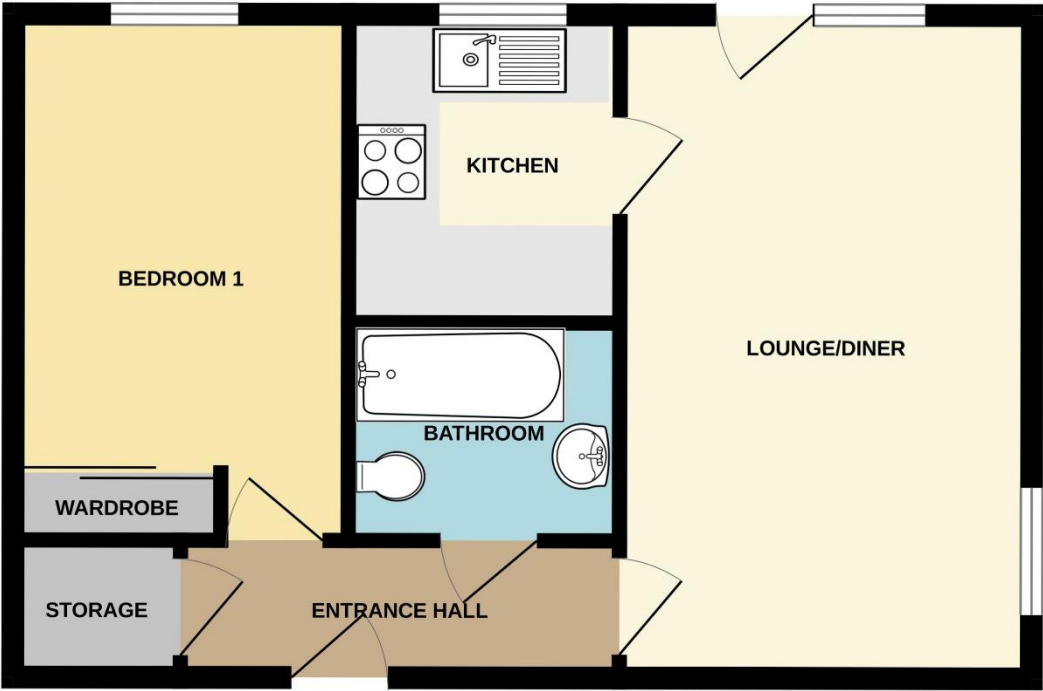
Fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Agent Note

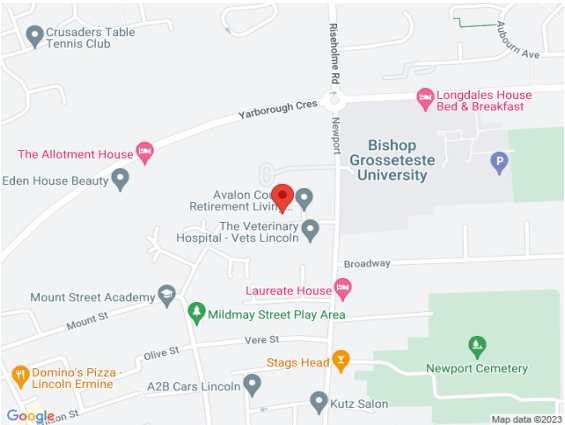
For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent.

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GROUND FLOOR 450 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

