



9 Avalon Court, Newport

Lincoln, LN1 3ES



Book a Viewing!

£145,000

A beautifully presented One Bedroom First Floor Apartment, ideally located within the highly regarded McCarthy & Stone retirement development of Avalon Court on Newport, in the sought after Uphill area of Lincoln. Conveniently positioned within easy reach of the historic Bailgate and Lincoln City Centre, the apartment offers modern and well maintained living accommodation throughout. The accommodation comprises of an Entrance Hall with generous storage cupboard, spacious Lounge, fitted Kitchen, Double Bedroom with fitted wardrobes and a contemporary Shower Room. Residents also benefit from the use of attractive and well kept communal gardens. NO ONWARD CHAIN.



9 Avalon Court, Newport, Lincoln, LN1 3ES



SERVICES

Electricity, water and drainage mains services available.
Electric central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



AVALON COURT

Avalon Court, built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of two blocks of apartments containing 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, along with a kitchenette. There is also a laundry room on site for residents use. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (for a fee - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LEASEHOLD INFORMATION

Length of Lease - 125 Years

Years Remaining on Lease - TBC

Ground Rent - TBC

Ground Rent Reviewed - TBC

Service Charge Amount - TBC

Service Charge Reviewed - TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

ACCOMMODATION

ENTRANCE HALL

With intercom system, electric radiator, large airing cupboard and storage cupboard.

LOUNGE

16' 4" x 13' 4" (4.98m x 4.08m) With two double glazed windows to the front aspect, electric fire set within a decorative fire place and electric radiator.

KITCHEN

7' 10 (max)" x 7' 4 (max)" (2.39m x 2.24m) Fitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and hob with extractor fan, integrated fridge and freezer, tiled splashbacks and flooring, spotlights and double glazed window to the side aspect.

BEDROOM

14' 7" x 8' 11" (4.45m x 2.73m) With double glazed window to the front aspect, a range of fitted wardrobes and electric radiator.

SHOWER ROOM

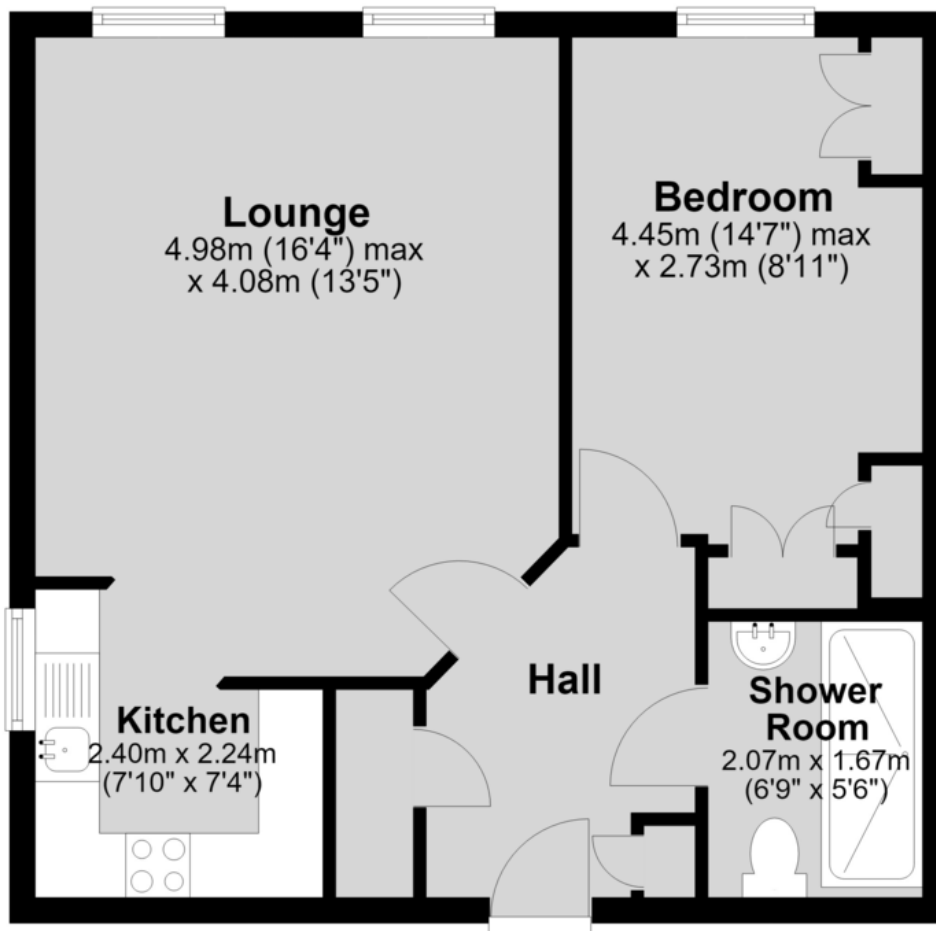
6' 9" x 5' 5" (2.07m x 1.67m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator, tiled walls and flooring.

OUTSIDE

There are communal gardens and a parking space may be available upon request (via an application with McCarthy and Stone).

Ground Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 46.2 sq. metres (496.9 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Battenberg, Ringrose Law LLP, Burton & Co., Taylor Rose Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Finance and Services who will be able to offer a range of financial services products. Should you decide to instruct, Mundys Finance and Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street Lincoln LN2 1AS 01522 510044	22 Queen Street Market Rasen LN8 3EH 01673 847487	22 King Street Southwell NG25 0EN 01636 813971	46 Middle Gate Newark NG24 1AL 01636 700888	Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.
---	--	---	--	---



www.mundys.net