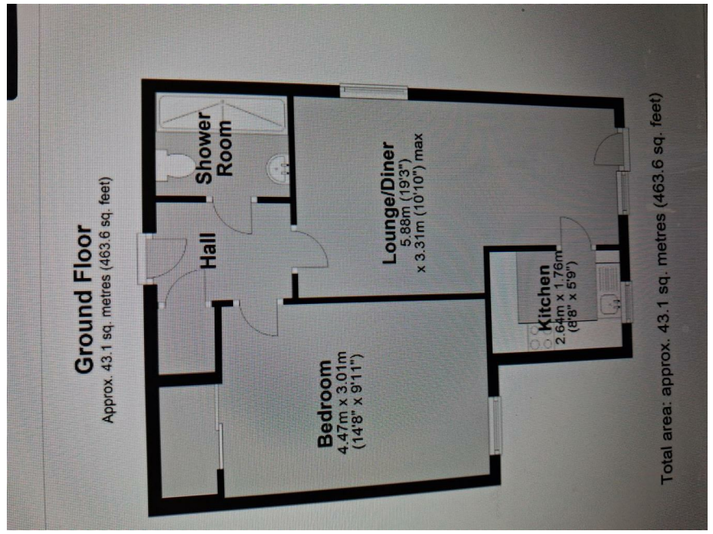
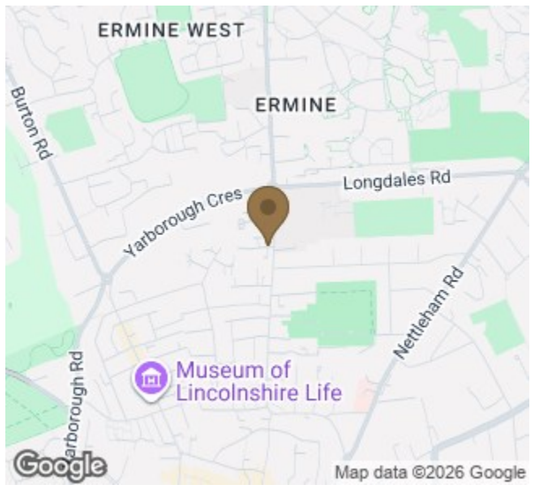
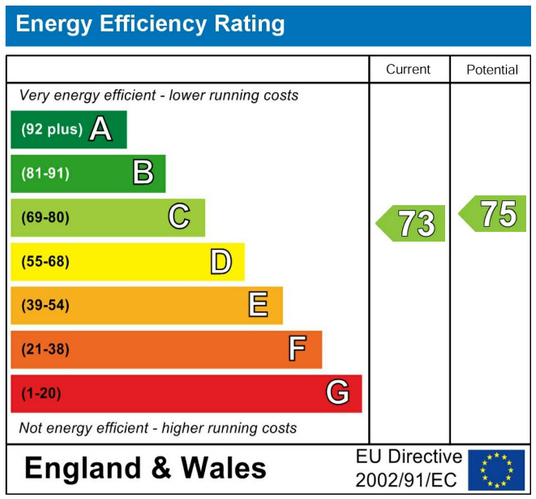
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







34 Avalon Court

Newport, Lincoln, LN1 3ES

1 1 Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 34 Avalon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £133,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- GROUND FLOOR APARTMENT
- EXTERNAL DOOR FROM LOUNGE TO PATIO, CAR PARK AND PERFECT FOR SHOPPING DELIVERIES
- RESIDENTS COMMUNAL LOUNGES
- HOUSE MANAGER
- GUEST SUITE
- 24-HOUR EMERGENCY RESPONSE
- SECURE ENTRY DOOR SYSTEM
- WITHIN 140 YARDS TO BUS STOPS
- WITHIN HALF A MILE OF BAILGATE'S SHOPS AND AMENITIES

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 Avalon Court, Lincoln

1 | 1 | Asking price £133,000

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

Apartment Overview
This fabulous ground floor apartment benefits from an external door meaning access to the car park can be made without going through the main entrance- which is perfect for shopping deliveries. The bright and airy living room has an additional side window as well as access to a patio area.
The well-equipped modern kitchen offers a range of wall and base units, drawers and roll-top work surfaces. A stainless steel sink and drainer with a mixer tap sits beneath the south-facing, electrically operated window overlooking the front of the development. Appliances include a raised-level oven, ceramic hob with extractor hood, and an integrated fridge and freezer. The generous double bedroom benefits from fitted mirror-fronted wardrobes with sliding doors, providing ample storage. Completing the apartment is a wet room featuring a walk-in shower.

Social Lifestyle
The Communal Lounge is at the heart of the community at Avalon Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Avalon Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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

The service charge is £226.96 per month (annually £2,723.55) for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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 2010
Ground rent: £425 per annum
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.

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.

• 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.













