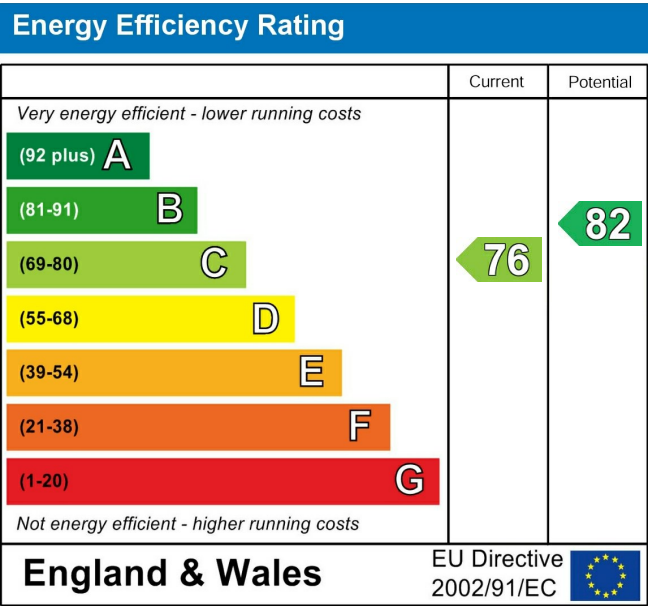
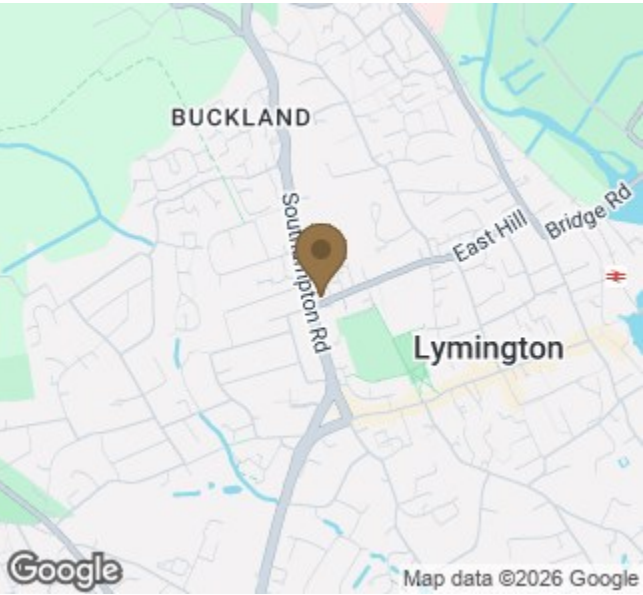
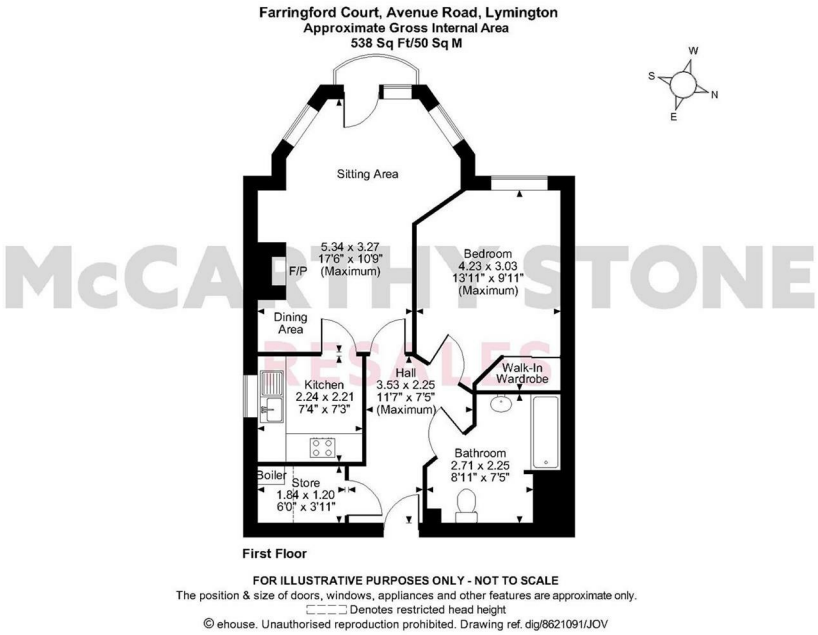




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



26 Farringford Court

Avenue Road, Lymington, SO41 9PA

1 1 Council Tax Band: C

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 26 Farringford Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £99,500
Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- LOVINGLY MAINTAINED - this apartment is offered in superb condition.
- This bright and spacious apartment boasts a fantastic spot within the development.
- Estate Manager + 24 hour on-site staffing
- Table Service Restaurant
- 24-Hour Careline + Video entry system
- Guest Suite for visiting family & friends
- Mobility scooter store + Laundry room
- Communal Lounge where social events take place
- Lifts to all floors

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

26 Farringford Court, Lymington

 1 |  1 | Asking price £99,500

Summary

Farringford Court is an Retirement Living Plus development formerly Assisted living built by McCarthy & Stone, designed specifically for the over 70s, for those who can enjoy independent living but may need some extra care and support.

There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen with electric oven and cooker hood, integrated fridge, freezer and ceramic hob. Fully fitted Bathroom and fitted wardrobes to the master bedroom. There is a 24 hour emergency call system provided via a personal pendant and with call points in the bathroom.

The Development features include a waitress service restaurant and 24 hour duty manager. There is a homeowners lounge, function room, library, laundry room, mobility scooter store, guest suite and two lifts to each floor.

One hour of domestic support per week is included in the service charge at Farringford Court with additional care and support packages available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs. Farringford Court is registered with the Care Quality Commission.

It is a condition of Purchase that all residents meet the age requirement of 70 Years.

Property Overview

Both beautiful and spacious this stunning first floor one bed Retirement Apartment offers an abundance of light and space thanks to its favorable position within the development. Located on the second floor the spacious living room allows for plenty of natural light to fill the room. It provides ample space for both lounge and dining furniture. The well-appointed kitchen benefits from a window above the sink and a range of integrated appliances, including a fridge-freezer, electric hob and oven. The generous principal bedroom benefits from mirrored fitted wardrobes.

Social Lifestyle

The Communal Lounge is at the heart of the community at Farringford Court and is where the majority of social gatherings

take place. Regular activities include; coffee morning, 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.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Farringford Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care and Support

The personal care services available at Farringford Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking (Permit 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.

Service Charge (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts

- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £12,476.92 per annum (up to financial year end 31/03/2027).

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

Lease Information

Ground Rent: £435 - annually.
Lease Length: 125 years from 2010
Ground rent review: Jun-40

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.

