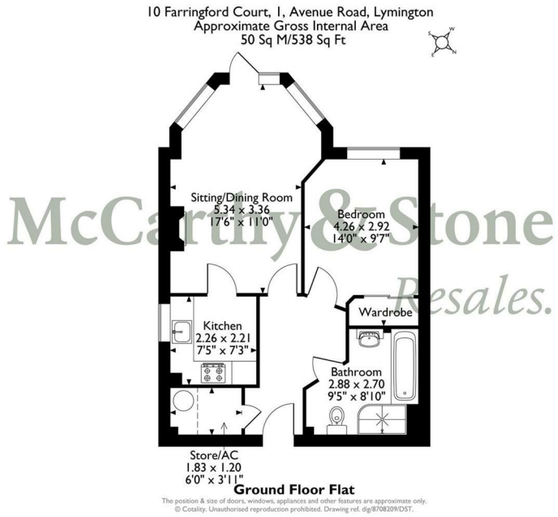
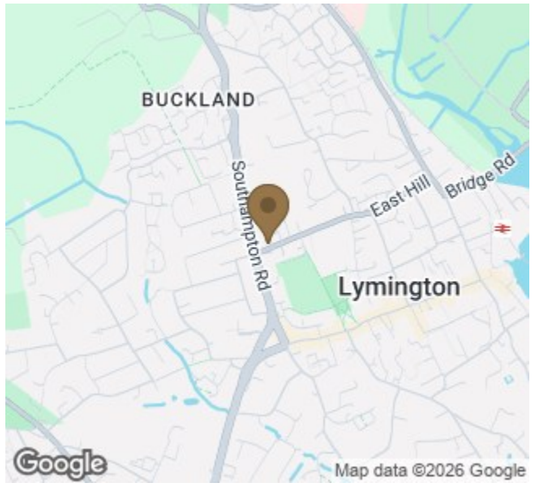
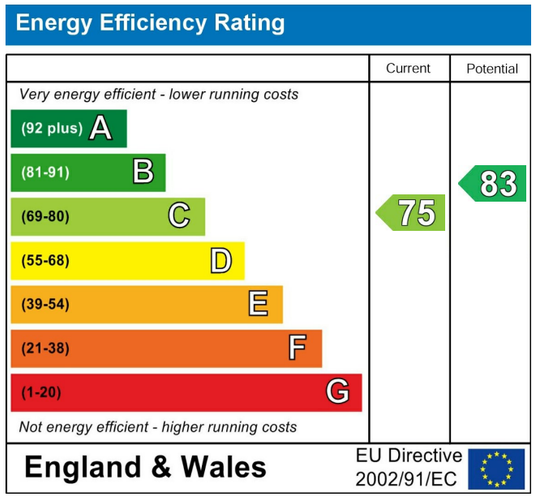
Excellent

Trustpilot

McCarthy & Stone
Resales.







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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

10 Farringford Court

1 Avenue Road, Lymington, SO41 9PA

1 1 Council Tax Band:

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

Asking price £75,000
Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- Ground Floor with a Private Patio Area
- Modern Fitted Kitchen
- Estate Manager + 24 hour on-site staffing
- Communal Lounge where social events take place
- Mobility scooter store + Laundry room
- Guest Suite for visiting family & friends
- Table Service Restaurant
- 24 Hour Careline + Video entry system
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Farringford Court, Lymington

1 | 1 | Asking price £75,000

Summary:

Farringford Court is an assisted living development 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 a lift to all floors.

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

Immaculate and beautifully presented one bedroom, ground floor apartment, boasting a private patio area accessed from the main living area.
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 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

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hours domestic help a week is included in the Service Charge.

Service charge of £12,476.92 per year (until financial year ending 31/03/2027).

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

Lease Information:

125 Years Lease created from 2010
Ground Rent £435 p.a
Ground rent review: 2040

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.