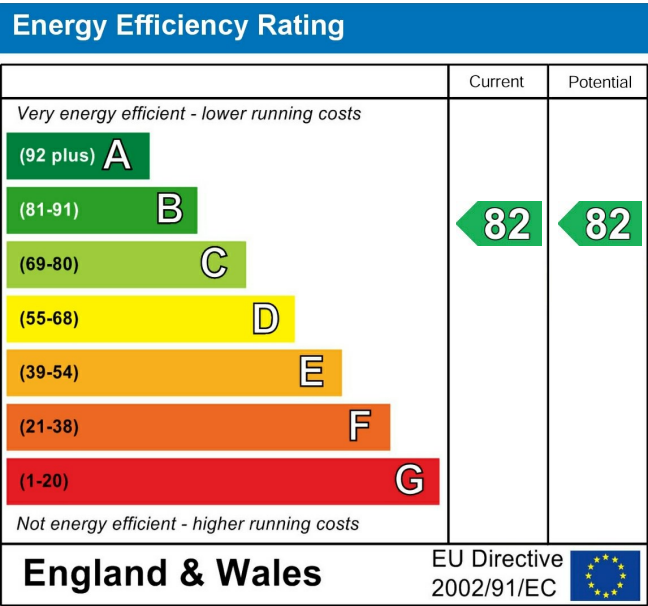
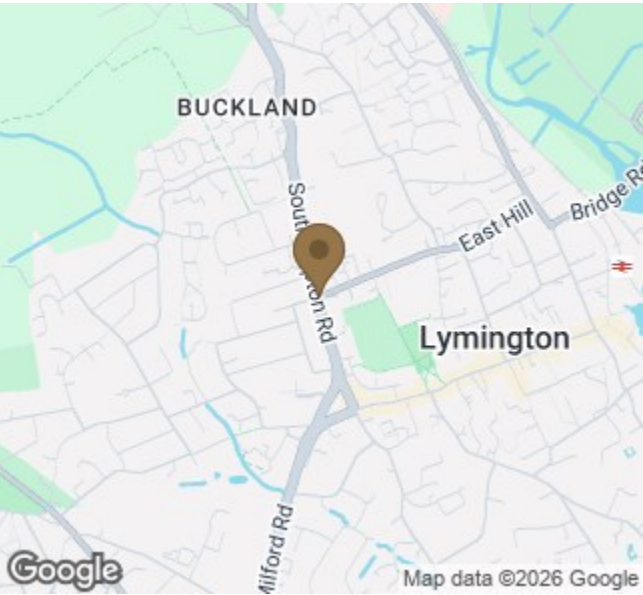
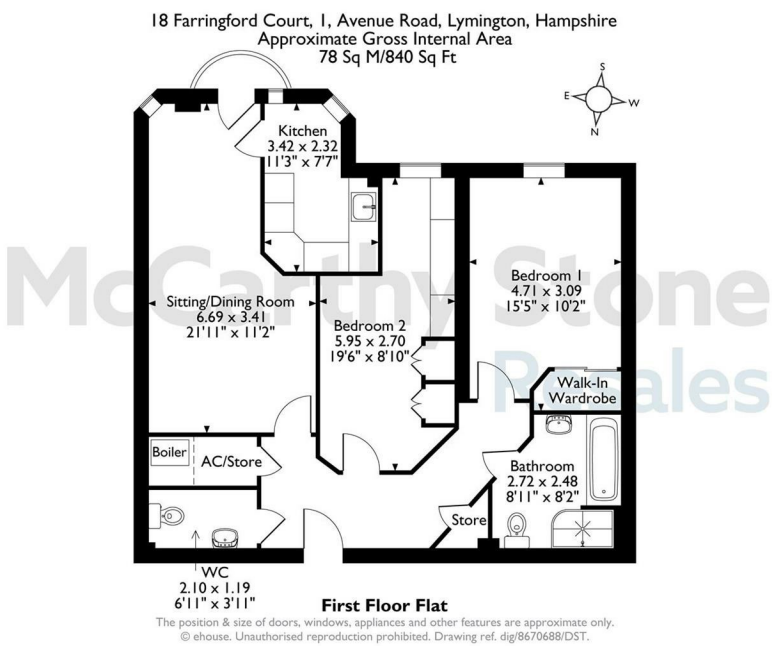




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Registered in England and Wales No. 10716544



18 Farringford Court

Avenue Road, Lymington, SO41 9PA

2 1 **Council Tax Band: D**

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

**Offers in the region of
£60,000 Leasehold**

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

Why you'll love living here:

- Retirement Living Plus
- Large Two Bedroom Apartment
- Extensive Storage in Second Bedroom
- Estate Manager + 24 hour on-site staffing
- Communal Lounge where social events take place
- Table Service Restaurant
- 24 Hour Careline + Video entry system
- Landscaped gardens
- Guest Suite for visiting family & friends
- Mobility scooter store + Laundry room

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

18 Farringford Court, Lymington

2 | 1 | Offers in the region of £60,000

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

Two bedroom, double aspect first floor apartment benefiting from a large living room with full height windows and a Juliet balcony. The property has a bathroom and a separate wash closet. The main bedroom has built in mirrored wardrobes and the secondary bedroom benefits from extensive storage and could also be utilised as a study or craft room.

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.

Parking permit scheme-subject to availability

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.

Additional Information and Services

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

Service charge

The service charge covers:

- One hour's cleaning / domestic assistance a week
- 24-hour on-site Duty Manager and dedicated Estate Manager with CQC registered care staff on site 24/7
- Subsidised table service restaurant serving breakfast and lunch for around £4 and £6 per day respectively
- Electricity, heating and lighting to communal areas
- Water rates for communal areas and apartments
- Cleaning of communal areas daily and cleaning communal

windows

- Maintenance of landscaped gardens and grounds
- 24-hour emergency call system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £16,728.14 for the 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.

Leasehold

Ground Rent- £510 p.a

Lease - 125 Years from 2010

Ground rent review:: 2030

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.

