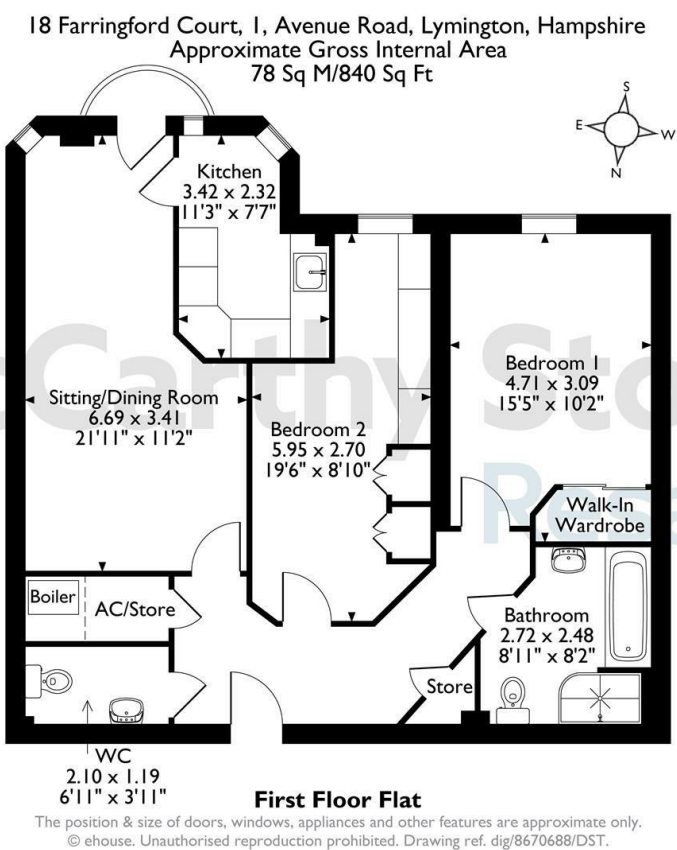




Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

# 18 Farringford Court

Avenue Road, Lymington, SO41 9PA



**PRICE REDUCTION**

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

McCarthy & Stone are delighted to present this beautiful TWO BEDROOM double aspect retirement apartment, situated on the FIRST FLOOR. With walk out balcony. Amazing, BRIGHT living room with full height windows. Spacious COMMUNAL GARDEN. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
Registered in England and Wales No. 10716544



# Farringford Court, Avenue Road,

# 2 Bed | £60,000

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.

### Entrance hall

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedrooms, lounge, wash room and bathroom.

### Lounge

A very well presented double aspect lounge/dining room benefiting from floor to ceiling windows facing South and South-East providing ample natural light. Electric fire. Two ceiling light points, power points. TV & telephone points. Partially glazed door leads into a separate kitchen.

### Kitchen

Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless

steel sink with chrome mixer tap. There is an integrated fridge/freezer and built-in electric oven and electric ceramic hob with extractor hood over.

### Bedroom One

Double bedroom with fitted wardrobe. TV and phone point, ceiling lights

### Bedroom Two / Study

TV and phone point, ceiling lights

### Bathroom

Tiled and fitted with bath and walk-in level access shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord.

### Washroom

With toilet and washbasin

### 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

### 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.

### 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.

### Additional Information and Services

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

