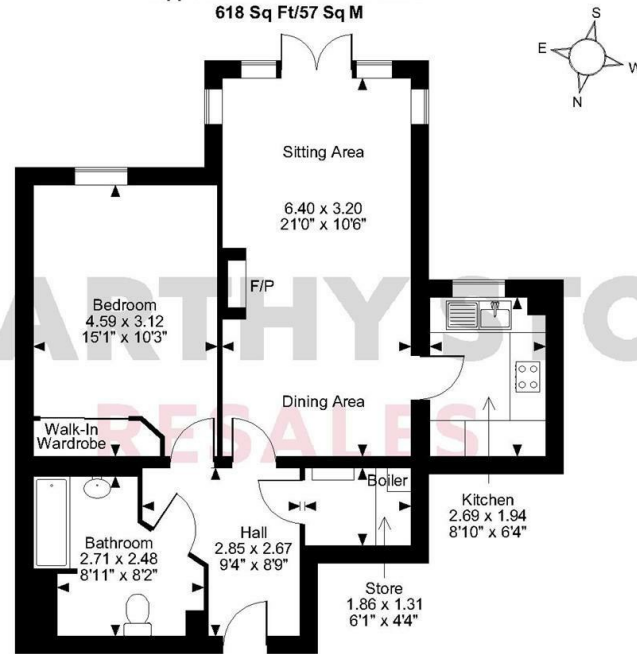


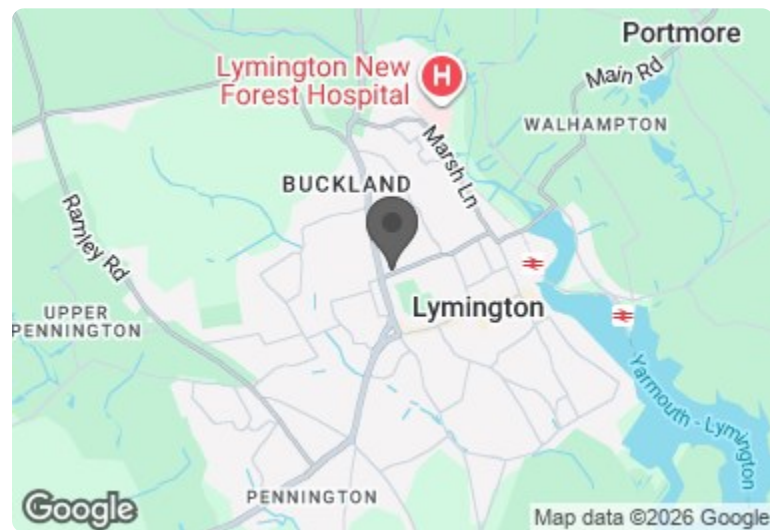
Farringford Court, Avenue Road, Lymington  
Approximate Gross Internal Area  
618 Sq Ft/57 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8617104/JOV

Council Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



## 5 Farringford Court

Avenue Road, Lymington, SO41 9PA

PRICE  
REDUCED



PRICE REDUCTION

Asking price £95,000 Leasehold

Welcome to Farringford Court in the charming town of Lymington, Hampshire! This purpose-built apartment is a delightful retreat for those over 70, offering a cosy reception room, a comfortable bedroom, and a well-maintained bathroom. Recently refreshed with new paint and carpets throughout, this property exudes a sense of warmth and tranquillity. Don't miss the opportunity to make this your new home sweet home!

Call us on 0345 556 4104 to find out more.

# Farringford Court, Avenue Road,

## 1 Bed | £95,000

PRICE  
REDUCED

### 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.

### Summary

Farringford Court is a Retirement Living Plus development, previously known as Assisted Living, constructed by McCarthy Stone. It is tailored specifically for those over 70 who wish to live independently but may require additional care and support.

An Estate Manager leads the team and manages the development. Each apartment features a fully equipped kitchen with an electric oven, cooker hood, integrated fridge, freezer, and ceramic hob. The bathrooms are fully fitted, and the master bedroom includes built-in wardrobes. A 24-hour emergency call system is provided through a personal pendant and call points in the bathroom.

The development boasts amenities such as a waitress-service restaurant, a 24-hour duty manager, a homeowners' lounge, a function room, a library, a laundry room, a mobility scooter store, a guest suite, and two elevators serving each floor.

Included in the service charge at Farringford Court is one hour of domestic support per week, with the option to purchase additional care and support packages. These packages can be as brief as 15 minutes per session and can be adjusted to meet individual needs. Farringford Court is registered with the Care

Quality Commission.

A purchase requirement is that all residents must meet the minimum age criterion 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 and bathroom.

### Living Room

The lounge/dining room is exceptionally well-presented, featuring floor-to-ceiling windows facing south that provide abundant natural light. Patio doors open onto a private patio area. The room includes a fire surround with an electric fire, two ceiling light points, and power points, as well as TV and telephone connections. A partially glazed door opens 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

A double bedroom featuring fitted wardrobes and a southerly view, complete with TV and phone points, as well as 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.

### Service Charge (breakdown)

- 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 £11,919.17 per year (until financial year ending 31/03/2026).

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

Ground Rent: £435

Lease Length: 125 years from 2010

Ground rent review: Jun-40

### 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.

### Additional Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

