

Avalon Court Newport,LINCOLN LN1 3ES

william h brown

welcome to

Avalon Court Newport, LINCOLN

Situated near to the historic Lincoln City Centre is this well presented one bedroom apartment located on the first floor of Avalon Court, a development tailored for retirement living. With various facilities available including 24hr emergency call system, communal spaces and gardens.





Situated in a popular and sought after uphill location is this spacious and well presented one bedroom, first floor retirement apartment benefiting from beautifully maintained communal gardens, good size accommodation throughout and a wealth of local amenities and transport links. Internal accommodation briefly comprises: entrance hall, 17ft lounge with Juliet balcony, kitchen, generous double bedroom and a bathroom. Early internal viewing is strongly recommended to appreciate the accommodation and facilities on offer.

Entrance Hall

Bedroom One

Kitchen

Living Room

Outside







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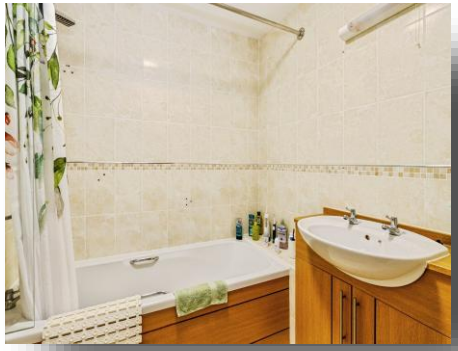
- ONE BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- 17FT LOUNGE
- OVER 55s RETIREMENT LIVING
- FANTASTIC UPHILL LOCATION NEAR TO LINCOLN CITY CENTRE

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 3000.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124651 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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