

15 Avalon Court, Newport

Lincoln, LN1 3ES

Book a Viewing!

£125,000

A well presented One Bedroom Modern Retirement Apartment, ideally situated within the popular McCarthy & Stone development of Avalon Court on Newport, in the Uphill area of Lincoln. The property is conveniently positioned within close proximity to Bailgate, with easy access to the City Centre. The apartment offers spacious and attractive accommodation comprising an entrance hall, lounge, modern fitted kitchen, double bedroom with fitted wardrobe and bathroom. The lounge benefits from windows and doors to the front and side aspects, providing an abundance of natural light, with a door leading into the kitchen, which enjoys views across the city. The development offers a range of communal facilities, including a residents' lounge with kitchenette, guest accommodation subject to availability and well maintained communal gardens. The property is offered for sale with NO ONWARD CHAIN.





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LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

INNER HALLWAY
With doors leading to a storage cupboard, bathroom, bedroom and lounge.

LOUNGE
17' 3" x 10' 8" (5.27m x 3.27m) With UPVC windows and doors to the front and side aspects, electric fireplace, wall mounted electric heaters and a door leading into the kitchen.

KITCHEN
7' 4" x 10' 8" (2.25m x 3.27m) Fitted with a range of modern base units and drawers with work surfaces over, complementary splashbacks, integrated appliances include an oven, microwave, dishwasher, fridge and freezer and double glazed window overlooks the city.

BATHROOM
5' 4" x 6' 11" (1.65m x 2.13m) Comprising of a bath with shower over, wash hand basin and WC, walls are partly tiled and an electric heated towel rail.

BEDROOM 1
13' 4" x 8' 10" (4.08m x 2.71m) With a UPVC window overlooking the city, an electric radiator and a
fitted wardrobe.

OUTSIDE
There are communal gardens and a parking space may be available upon request (via an application with McCarthy and Stone).

LEASEHOLD INFORMATION

Length of Lease - 10 Dec 2010 - 31 May 2135

Years Remaining on Lease - 108years

Annual Ground Rent - £425.00

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £2,723.52

Service Charge Reviewed - Annually

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage services available.

EPC RATING – B.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

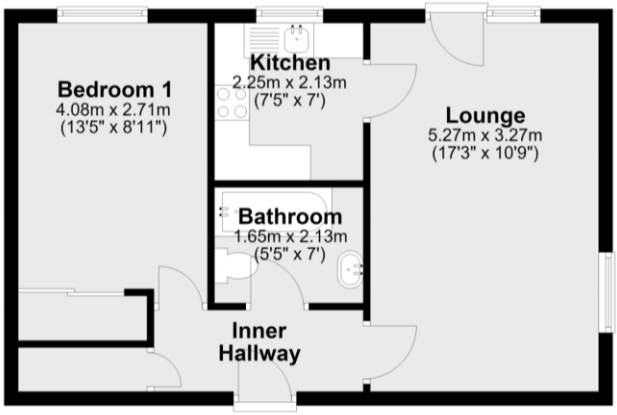
TENURE - Leasehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

Ground Floor



For Illustration Purposes Only
Plan produced using PlanUp.

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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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The Property Ombudsman