



44 Avalon Court, Newport, LN1 3ES



Book a Viewing!

£135,000

A beautifully presented one bedroom first floor apartment, ideally positioned within the highly regarded McCarthy & Stone retirement development of Avalon Court on Newport, in the sought after Uphill area of Lincoln. Enjoying stunning views of Lincoln Cathedral, the apartment is perfectly situated just a short stroll from the historic Bailgate Quarter, with its excellent selection of independent shops, cafés and restaurants, while also offering convenient access to Lincoln City Centre. The well appointed accommodation comprises an Entrance Hall, spacious Lounge/Diner, fitted Kitchen, generous Double Bedroom with fitted wardrobe and a modern Shower Room. The apartment has been tastefully decorated in neutral tones throughout and newly fitted carpets, creating a bright and welcoming living environment ready to move straight into. Residents also enjoy beautifully maintained communal gardens and excellent facilities and peace of mind associated with this popular retirement complex.





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.

AVALON COURT

Avalon Court, built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of two blocks of apartments containing 62 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family, along with a kitchenette. There is also a laundry room on site for residents use. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.



ACCOMMODATION

HALL

With door to the Communal Hallway, intercom system, storage cupboard and electric radiator.

LOUNGE/DINER

23' 3" x 10' 4" (7.09m x 3.17m) With double glazed Juliet balcony with views of Lincoln Cathedral, double glazed window to the side aspect, electric fire with decorative surround and electric radiator.

KITCHEN

7' 5" x 7' 4" (2.28m x 2.26m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated fridge and freezer, eye level electric oven, electric hob with extractor fan, tiled splashbacks and double glazed window with views of Lincoln Cathedral.

BEDROOM

15' 5" x 9' 4" (4.72m x 2.86m) With double glazed window with views of Lincoln Cathedral, electric radiator and a fitted wardrobe.

SHOWER ROOM

6' 9" x 5' 6" (2.08m x 1.69m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and towel radiator.

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 - 125 Years from and including 1st June 2010

Years Remaining on Lease – 108

Annual Service Charge Amount - £2,723.52

Annual Ground Rent - £425

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. Electric Storage Heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

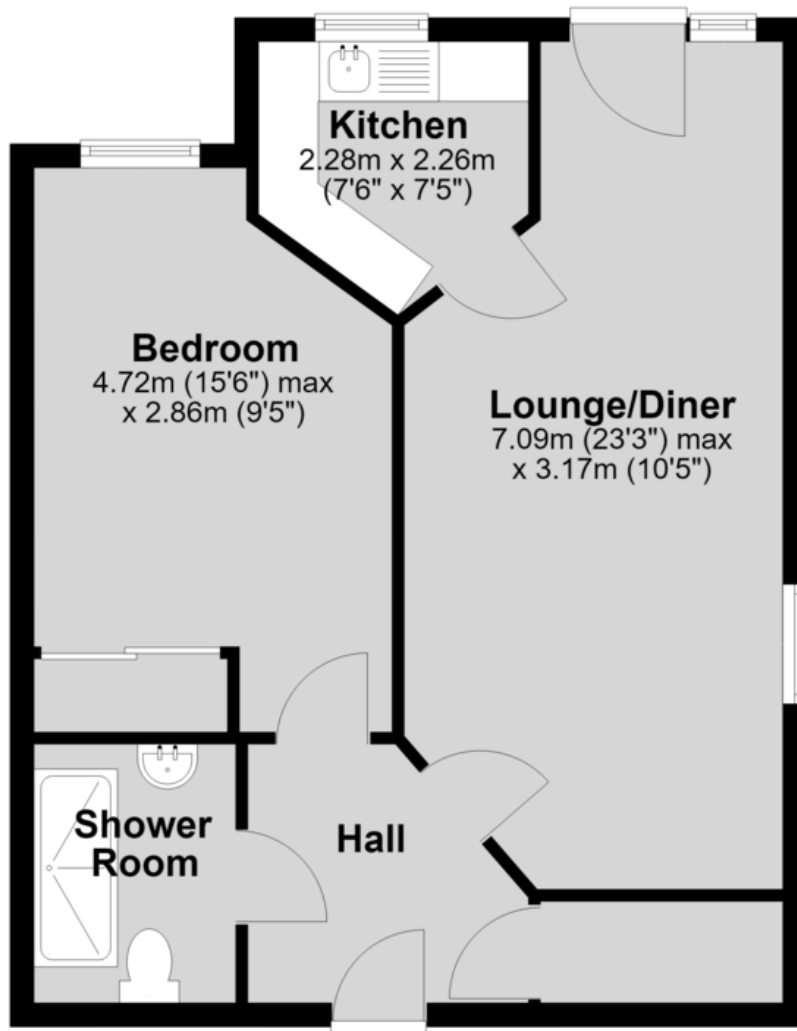
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

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 whatsoever in relation to this property.
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First Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



Total area: approx. 48.3 sq. metres (519.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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