



## 14 Avalon Court, Newport

Lincoln, LN1 3ES



Book a Viewing!

**£150,000**

A beautiful one bedroomed first floor apartment ideally positioned within the McCarthy & Stone Retirement development of Avalon Court on Newport in the Uphill Area of Lincoln. The apartment benefits from fantastic views of Lincoln Cathedral from all windows, being within close proximity to the Bailgate and also with easy access into the City Centre. The property has living accommodation comprising of Hall, Lounge/Diner, Sitting Area, Kitchen, Double Bedroom with fitted wardrobes and Shower Room. There are also well kept communal gardens. NO ONWARD CHAIN.



**Avalon Court, Newport, Lincoln, LN1 3ES**



**SERVICES**

Mains electricity, water and drainage. Electric Storage Heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

Length of Lease - 125 Years from and including 1st June 2010

Years Remaining on Lease - 109

Annual Service Charge Amount - £TBC

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

**VIEWINGS** - By prior appointment through Mundys.



## 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 (for a fee - 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 and storage cupboard.

### LOUNGE/DINER

17' 5" x 10' 6" (5.31m x 3.22m) With double glazed Juliet balcony with views of Lincoln Cathedral, electric fire with decorative surround and electric radiator.

### SITTING AREA

8' 2" x 5' 1" (2.50m x 1.55m) A useful and versatile area with double glazed window and electric radiator.

### KITCHEN

7' 5" x 6' 11" (2.28m x 2.13m) 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 floor and double glazed window with views of Lincoln Cathedral.

### BEDROOM 1

14' 3" x 9' 0" (4.35m x 2.75m) With double glazed window with views of Lincoln Cathedral, electric radiator and a fitted wardrobe.

### SHOWER ROOM

6' 11" x 5' 6" (2.13m 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, towel radiator, tiled walls and flooring.



## OUTSIDE

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

### 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](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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

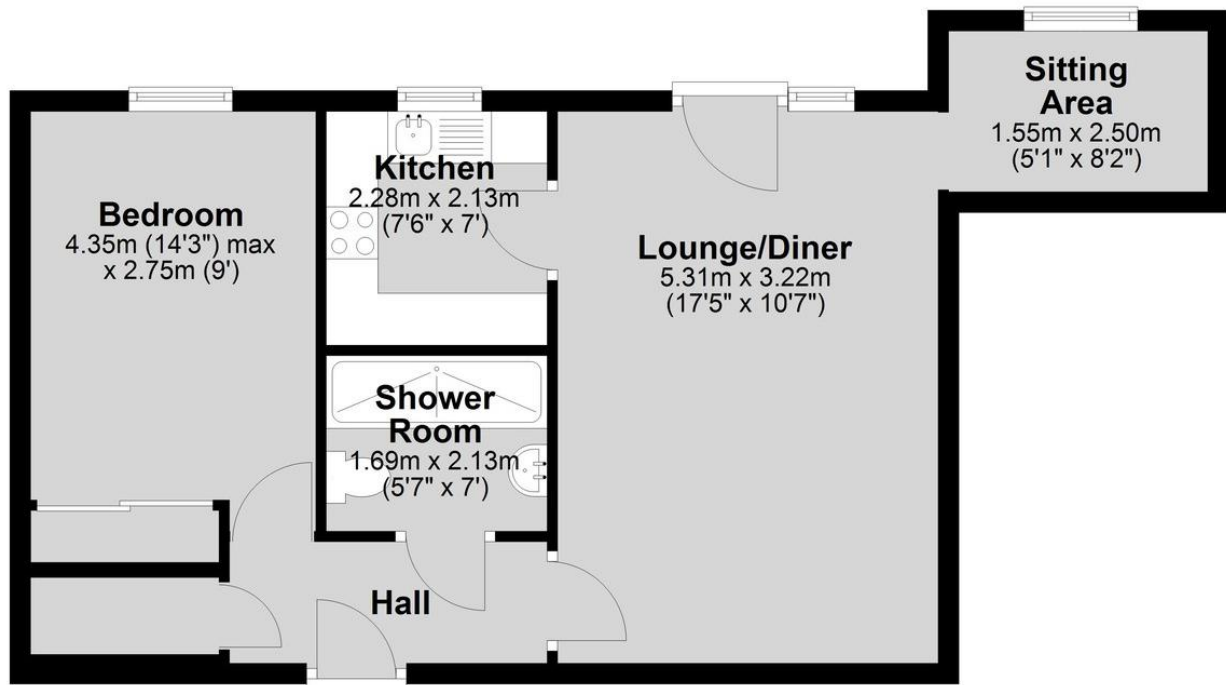
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 48.1 sq. metres (517.8 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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