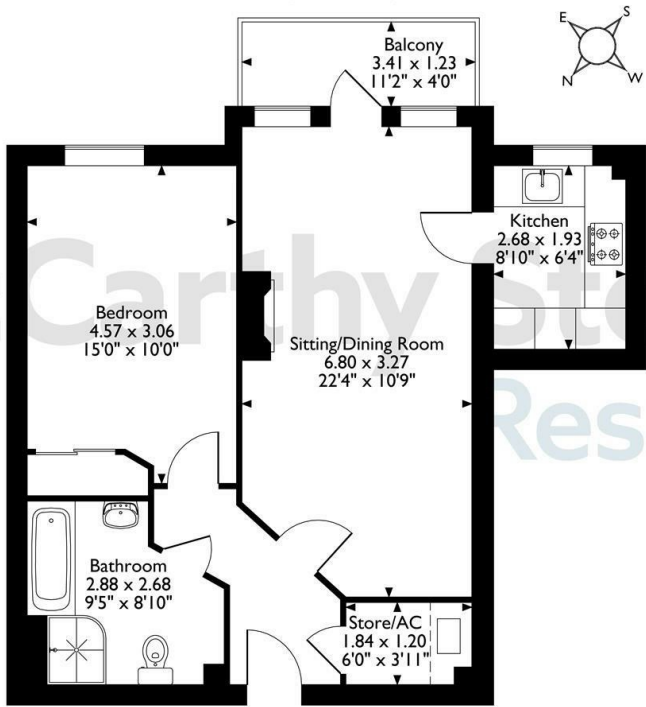


38 Farringford Court, 1, Avenue Road, Lymington, Hampshire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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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		
	78	86
England & Wales	EU Directive 2002/91/EC	

38 Farringford Court

Avenue Road, Lymington, SO41 9PA

PRICE
REDUCED



PRICE REDUCTION

Asking price £143,000 Leasehold

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Call us on 0345 556 4104 to find out more.

Farringford Court, Avenue Road, Lymington

1 Bed | £143,000

PRICE
REDUCED

Farringford Court

Farringford Court is an Assisted Living development built by McCarthy & Stone, designed specifically for the over 70s, for those who can enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen with electric oven and cooker hood, integrated fridge, freezer and ceramic hob. Fully fitted Bathroom and fitted wardrobes to the master bedroom. There is a 24 hour emergency call system provided via a personal pendant and with call points in the bathroom.

The Development features include a waitress service restaurant and 24 hour duty manager. There is a homeowners lounge , function room, library, laundry room, mobility scooter store , guest suite and a lift to all floors.

One hour of domestic support per week is included in the service charge at Farringford Court with additional care and support packages available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs. Farringford Court is registered with the Care Quality Commission.

It is a condition of Purchase that all residents meet the age requirement of 70 Years.

Large 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 bedroom, living room and bathroom.

Living Room Leading to Walk Out Balcony

A very well presented and bright and spacious living/dining room with new carpets throughout that benefits from plenty of natural light. Two ceiling light points, raised power points, feature fireplace. TV & telephone points. Glazed doors lead to a good sized walk out balcony. Partially glazed door leading onto a separate kitchen.

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.

Bedroom

A spacious double bedroom, fitted wardrobes with sliding mirrored doors. TV and phone point, ceiling lights.

Bathroom

Tiled and fitted with bath and walk-in level access wet room style shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord. Heated towel rail and fan heater.

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.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £11,919.17 per annum (for financial year ending 31/03/2026)

Leasehold

Ground Rent: £435 per annum
Ground Rent Review Date: June 2040
Lease - 125 Years from the 1st June 2010

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 and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

