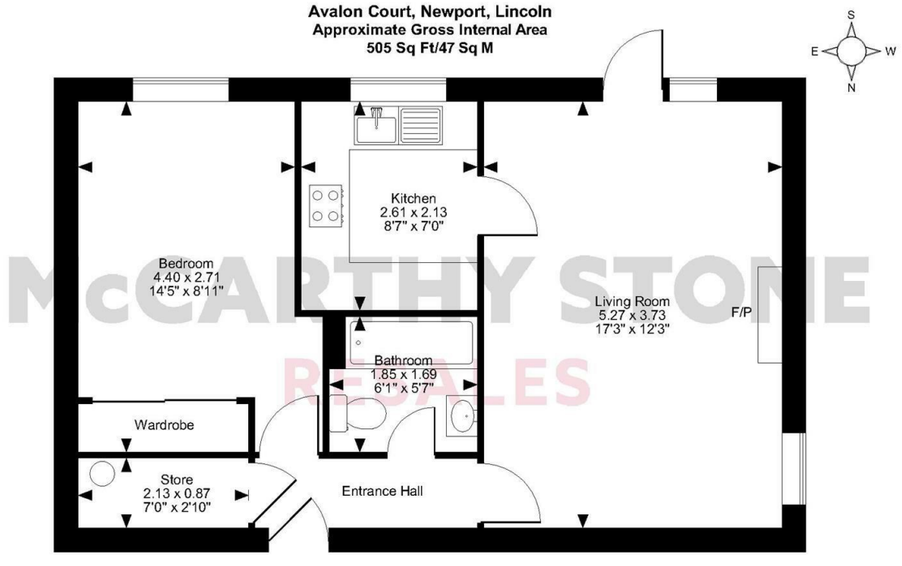
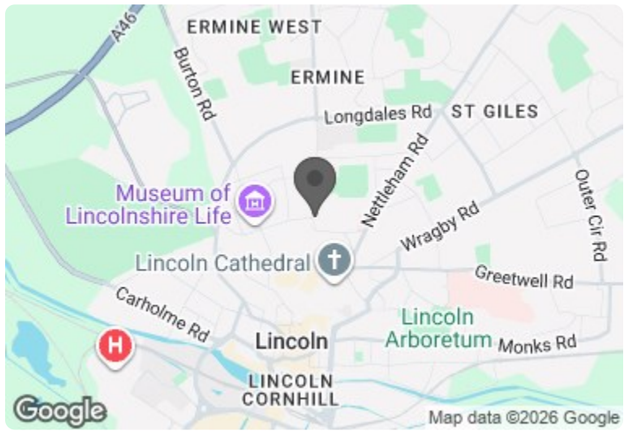
McCarthy Stone
Resales

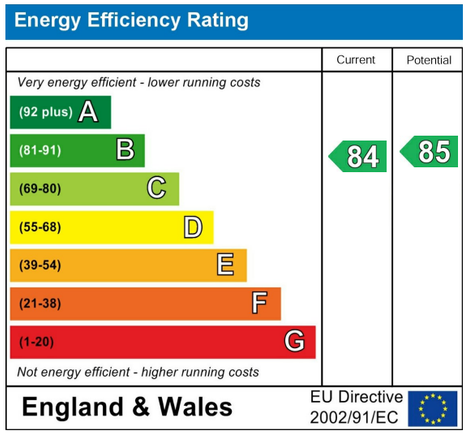


McCARTHY STONE RESALES

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Council Tax Band: A





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The Property Ombudsman

McCarthy Stone
Resales

15 Avalon Court

Newport, Lincoln, LN1 3ES



PRICE REDUCED





PRICE REDUCTION

Offers over £125,000 Leasehold

A ONE BEDROOM retirement apartment located on the FIRST FLOOR with a JULIET BALCONY in the lounge. This apartment is situated within the Avalon Court building, built by McCarthy Stone.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Avalon Court, Newport, Lincoln, LN1 3ES

1 Bed | £125,000

Avalon Court
Avalon Court, built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 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. 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).

Local Area
Avalon Court is situated within the city of Lincoln less than half a mile away from Newport Arch and the historic Cathedral quarter. Here you will also find Bailgate with a wide variety of small independent shops and one of the finest Norman Castles remaining in the country

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard with hot water system and fitted shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

Living Room
Bright and airy living room benefitting from a double glazed patio door to Juliet balcony and window. An additional side window allowing the natural light to flood in. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, blinds, raised electric power sockets, two ceiling light fittings. Part glazed door leading to the kitchen.

Kitchen
Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface and tiling over Stainless steel sink with mono lever tap and drainer sits beneath the window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Dedicated space for microwave above oven. Ceiling spotlights, ceramic floor tiling.

Bedroom
Spacious bedroom with triple glazed window. Built in mirror fronted wardrobe with hanging rail. Ceiling light, fitted carpets and curtains. TV and phone point.

Shower Room
Fully tiled and fitted with suite comprising of a bath with shower over head with support rail, Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Car Parking 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

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £226.96 per month for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 125 Years 1st June 2010
Ground rent: £425 per annum
Ground rent review: 1st June 2025
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Additional Information
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.
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Fibre to the Cabinet Broadband
• Mains water and electricity
• Electric room heating
• Mains drainage











