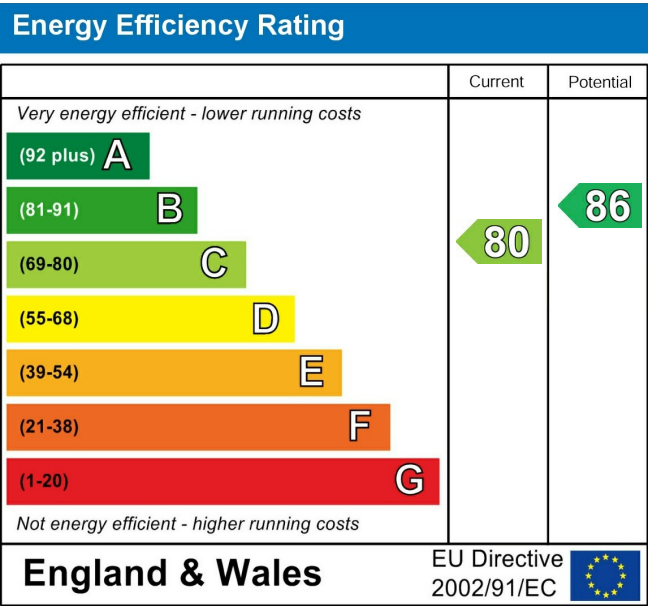
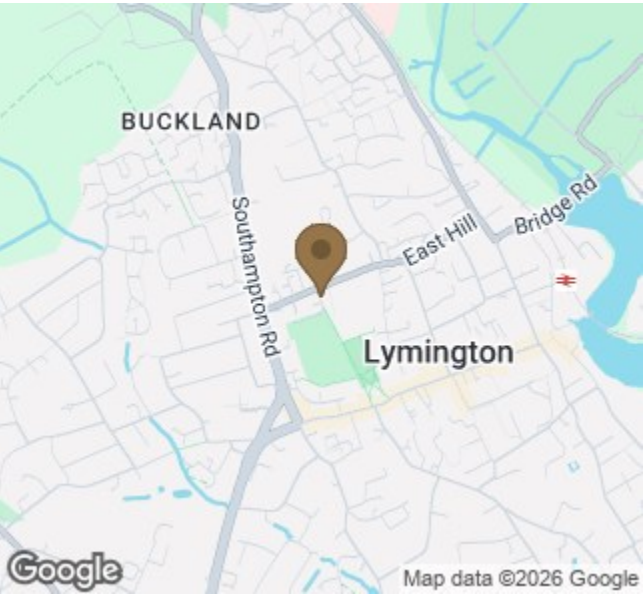
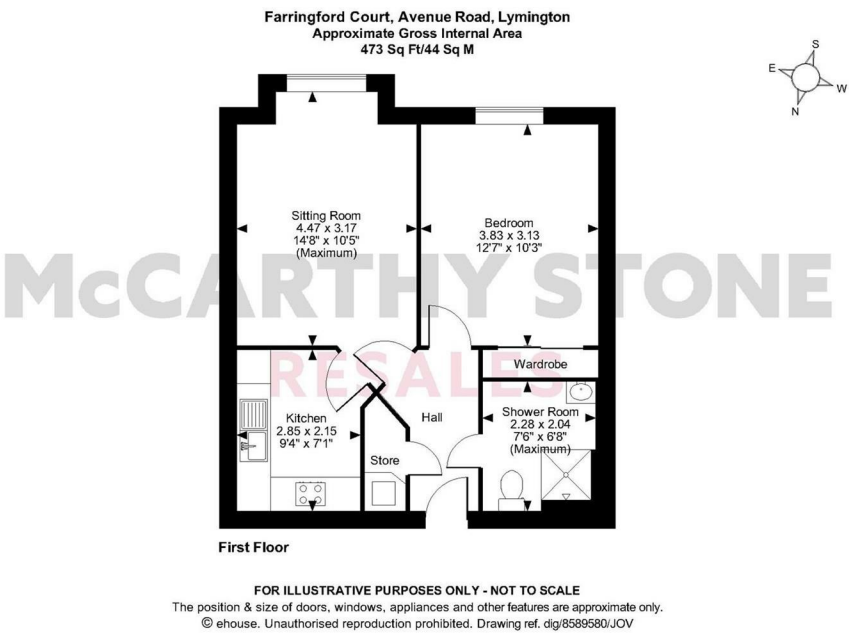




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



17 Farringford Court

Avenue Road, Lymington, SO41 9PA

1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Farringford Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £30,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- REDECORATED & RECARPETED THROUGHOUT - This Retirement Apartment has been lovingly maintained and READY FOR IMMEDIATE OCCUPATION.
- BRIGHT & AIRY living room thanks to its expensive glazing.
- Overlooking Avenue Road, which is the quieter side of the development.
- Retirement Living PLUS - offering bespoke CARE PACKAGES as and when you may need them.
- Communal Lounge where social events take place
- Estate Manager + 24 hour on-site staffing
- Table Service Restaurant
- 24 Hour Careline + Video entry system
- Guest Suite for visiting family & friends
- Mobility scooter store + Laundry room

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

17 Farringford Court, Lymington

 1 |  1 | Asking price £30,000

The Apartment
Overlooking Avenue Road, this bright, airy, and spacious apartment has been redecorated and recarpeted throughout - offered in like new condition - The spacious living room is complemented by its large floor to ceiling double glazed unit, which creates an ideal location to position dining furniture, which the room can adequately accommodate. As you will see from the photos the apartment has been lovingly maintained. Set in Farringford Court which is located a short way from the STUNNING TOWN of Lymington which offers an abundance of shops, cafe's, restaurants, and all other amenities.

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 housing the boiler supplying hot water. Doors lead to the bedroom, lounge and bathroom.

Living Room
A large bright living room redecorated and re-carpeted. The grand double glazed window fills the space with natural light, and provides a perfect spot for dining furniture where you can watch the comings and goings down below. Ceiling light points, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

Kitchen
Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Electric window. for ease of opening and closing. 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 over.

Bedroom
Good sized double bedroom with fitted wardrobes. TV and phone point, ceiling lights. Double glazed window.

Bathroom
Tiled and fitted with bath and walk-in level access shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord.

Summary
Farringford Court is a Retirement Living Plus development formerly Assisted living 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 two lifts to each floor.

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.

Lease Information
Ground Rent: £435 per annum
Ground Rent review date: June 2040
Lease Length: 125 years from 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.

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £12,476.92 per annum (for financial year ending 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Additional Information**
- 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.

