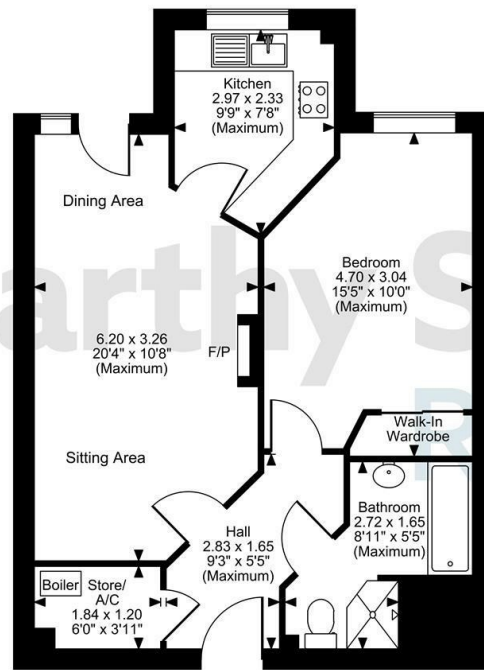


Farringford Court, Avenue Road, Lymington  
Approximate Gross Internal Area  
540 Sq Ft/50 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# 14 Farringford Court

Avenue Road, Lymington, SO41 9PA

PRICE REDUCED



### Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	82
EU Directive 2002/91/EC			

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544



PRICE REDUCTION

Asking price £50,000 Leasehold

**\*\*RECARPETED AND REDECORATED THROUGHOUT A TRUE 'TURN-KEY' PROPERTY\*\***  
Welcome to Farringford Court in the charming town of Lymington, Hampshire! This delightful ground floor retirement apartment is perfect for those over 70 looking for a peaceful and comfortable living space. With 1 reception room, 1 bedroom, and 1 bathroom, this purpose-built apartment offers a cosy retreat. Enjoy the private patio area providing a serene setting to relax and unwind. Don't miss out on this wonderful opportunity to call this lovely apartment your home!

Call us on 0345 556 4104 to find out more.

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

# Farringford Court, Avenue Road,

## 1 Bed | £50,000

PRICE  
REDUCED

### 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.

### Summary

Farringford Court, developed by McCarthy & Stone, is thoughtfully designed for individuals aged 70 and over who value independent living but may require additional care and support.

Each apartment boasts a fully fitted kitchen, complete with an electric oven, ceramic hob, cooker hood, integrated fridge, and freezer. The master bedroom includes fitted wardrobes, and the bathroom is fully equipped for convenience and safety. A 24-hour emergency call system is provided via a personal pendant and bathroom call points, ensuring peace of mind for residents.

### Development Features:

**On-site amenities:** A restaurant offering waitress service, a homeowners' lounge, a function room, a library, a laundry room, and a mobility scooter store.  
**Accommodation:** A guest suite is available for visitors, and a lift provides access to all floors.  
**Management:** The development is overseen by an Estate Manager and a team of staff, with a duty manager on-site 24/7. Residents benefit from one hour of domestic support per week, included in the service charge. Additional care and support

packages are available at an extra cost, starting from just 15-minute sessions, which can be tailored to individual needs.

Farringford Court is registered with the Care Quality Commission, ensuring a high standard of care and service.

### Eligibility:

Residents must meet the minimum age requirement of 70 years as a condition of purchase.

### 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

A very well presented living/dining room benefitting from a patio door with window to side opening onto a small paved patio area. Two 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. 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 generously proportioned double bedroom featuring fitted wardrobes for convenient storage. The room includes ceiling lights, along with TV and phone points, offering modern connectivity options.

### 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.

### 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 £12,476.92 per annum (for financial year end 31 March 2027)

### Leasehold

Lease - 125 Years from 2010  
Ground rent- £510 per annum  
Ground rent review: Jun-25

### 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 & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

