PRICE REDUCTION

McCarthy & Stone
RESALES

4 Farringford Court Avenue Road, Lymington, SO41 9PA
Asking price £144,950 Leasehold

For further details
please call 0345 556 4104

4 Farringford Court Avenue Road, Lymington, SO41 9PA

A stunning GROUND FLOOR retirement apartment, benefitting from DIRECT ACCESS TO GARDENS **OFFER - The seller will re-decorate walls, ceilings and skirting and re-carpet to a colour scheme of the buyers choice.

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.

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.

LOUNGE

A very well presented living/dining room. Two ceiling light points, power points. TV & telephone points. . Partially glazed door leads onto a separate kitchen. Glazed patio door to patio area.

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

Double bedroom with fitted wardrobes. TV and phone point, ceiling lights

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

- 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.

LEASEHOLD

125 Years from 2011 Ground rent £435

****OFFER The seller will re-decorate walls, ceilings and skirting to a colour scheme of the buyers choice using mid-range quality paints (eg: dulux or similar). Offer to re-carpet the hallway, lounge and bedroom to a colour of the buyers choice, using a mid-range 80/20 wool mix carpet plus include new underlay - all supplied by Crestwood ****

CAR PARKING PERMIT SCHEME

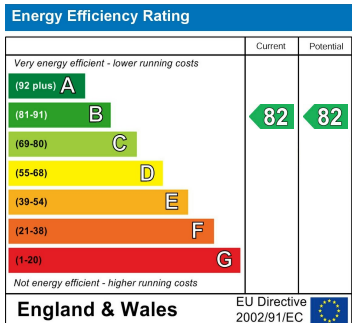
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

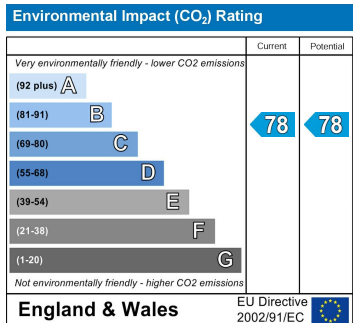
Floor Plan

Total floor area 53.0 sq. m. (570 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

Please contact us if you require a larger print version





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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FARRINGFORD COURT