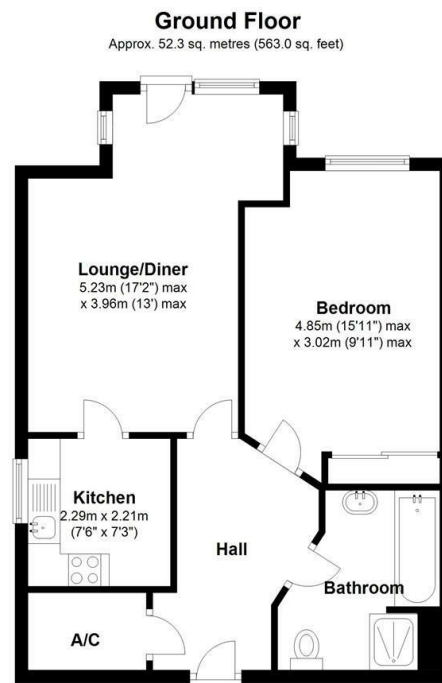


# McCARTHY STONE RESALES

## 24 FARRINGFORD COURT 1 AVENUE ROAD, LYMINGTON, SO41 9PA



Total area: approx. 52.3 sq. metres (563.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

**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>		<b>82</b>	<b>88</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			



# McCARTHY STONE RESALES

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\*JOIN US FOR FIZZ & CAKE - THURSDAY 9TH MAY - 10am - 4pm - BOOK YOUR PLACE TODAY!\*

This super one bedroom Retirement apartment is fully available - BRIGHT & SUNNY situated on the FIRST FLOOR, benefitting from having a JULIET BALCONY, new freezer and unused oven -

**PRICE REDUCTION**

**ASKING PRICE £109,995 LEASEHOLD**

For further details, please call **0345 556 4104**

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# FARRINGFORD COURT, 1 AVENUE ROAD,

# 1 BEDROOMS £109,995

Farringford Court is an Retirement Living Plus development formally 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 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 WITH JULIET BALCONY

A very bright and sunny well presented living/dining room. Two ceiling light points, power points. TV & telephone points. Partially double glazed doors lead 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

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 Estates 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: £10,279.80 per annum (for financial year ending 31/03/24)

## 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.

## LEASEHOLD

Ground rent: £435 per annum

Ground rent review date: June 2025

Lease - 125 Years from June 2010

## ADDITIONAL INFORMATION & SERVICES

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

