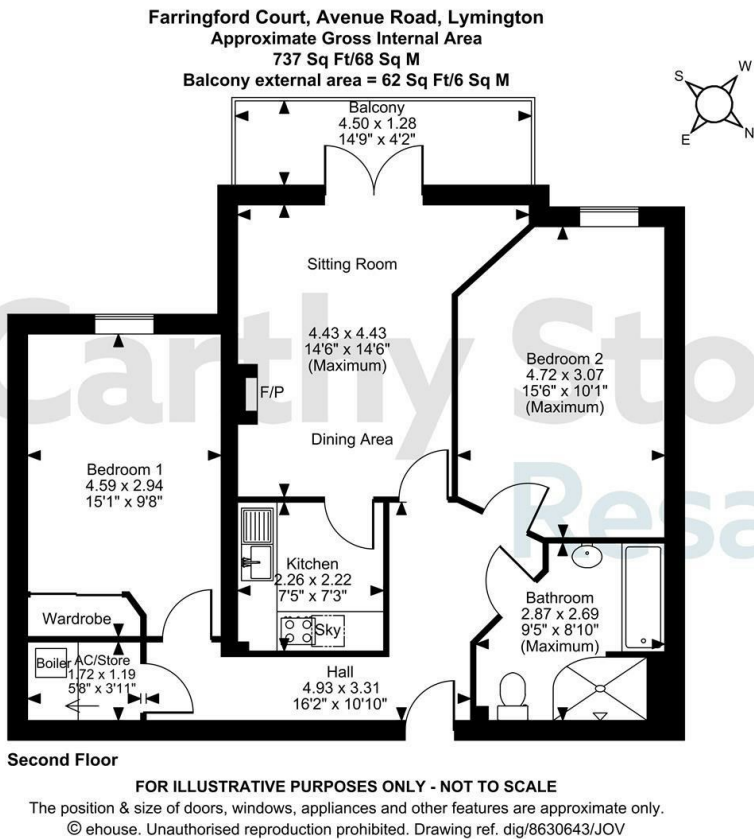


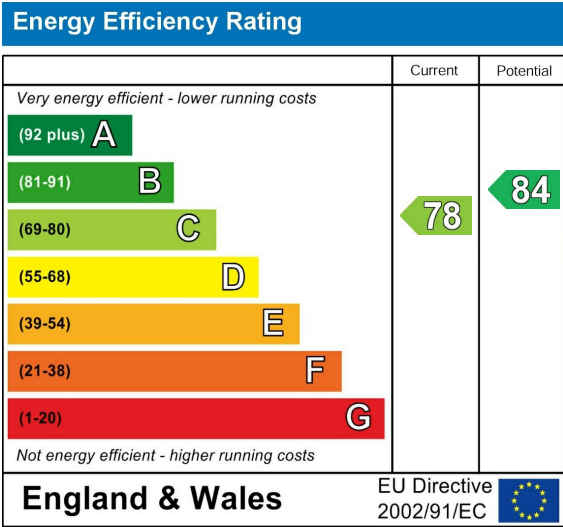
40 Farringford Court

Avenue Road, Lymington, SO41 9PA

PRICE  
REDUCED



Council Tax Band: D



PRICE REDUCTION

Asking price £180,000 Leasehold

McCarthy & Stone are delighted to present this beautiful TWO BEDROOM double aspect retirement apartment, situated on the SECOND FLOOR. with walk out Balcony. Amazing, BRIGHT living room with full height windows. Spacious COMMUNAL GARDEN. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Farringford Court, Avenue Road,

# 2 Bed | £180,000

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 is an 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.

### Entrance Hall

Front door with spy hole leads to the large entrance hall with great space for furniture and storage - 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 bedrooms, lounge and bathroom.

### Double aspect Living Room

A bright and spacious living room, beautifully illuminated by floor-to-ceiling corner windows that flood the space with natural light. The room features two ceiling light points, ample power sockets, TV and telephone points, and a charming feature fireplace, creating a welcoming and versatile living 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 over.

### Bedroom One

A spacious double bedroom, mirror fronted fitted wardrobe with plenty of hanging and storage space. TV and phone point, ceiling lights.

### Bedroom Two

A versatile second room, perfect for use as a home office, hobby room, or dining area. The space includes ceiling lights, TV and telephone points, offering both functionality and flexibility to suit your needs.

### 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.

Service charge: £15,945.46 per annum (for financial year end 31/03/2026)

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

### Lease Information

Ground Rent: £510 per annum  
Ground rent review:1st June 2040  
Lease Length: 125 years from 1st 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.

### Additional Information & Services

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

