



McCarthy & Stone
RESALES



5 Avalon Court Newport, Lincoln, LN1 3ES
Asking price £152,500 Leasehold

For further details
please call 0345 556 4104

5 Avalon Court Newport, Lincoln, LN1 3ES

A beautifully presented GROUND FLOOR apartment with a PATIO AREA within a McCARTHY AND STONE retirement living development.

Avalon Court

Avalon Court, built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 62 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

Avalon Court is situated within the city of Lincoln less than half a mile away from Newport Arch and the historic Cathedral quarter. Here you will also find Bailgate with a wide variety of small independent shops and one of the finest Norman Castles remaining in the country

Apartment Overview

This fabulous ground floor apartment benefits from an external door meaning access to the car park can be made without going through the main entrance- which is perfect for shopping deliveries. The bright and airy living room has an additional side window as well as access to a patio area.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard with hot water system and fitted shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

Living Room

Bright and airy living room benefitting from a double glazed

patio door and window, opening on to a patio area. An additional side window allowing the natural light to flood in and overlooking the patio area. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, blinds, raised electric power sockets, two ceiling light fittings. Part glazed door leading to the kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface and tiling over Stainless steel sink with mono lever tap and drainer sits beneath the triple glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Dedicated space for microwave above oven. Ceiling spotlights, ceramic floor tiling.

Bedroom

Spacious bedroom with triple glazed window. Built in mirror fronted wardrobe with hanging rail. Ceiling light, fitted carpets and curtains. TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of a large low access shower with support rail and door., Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge

- Onsite House Manager
- 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

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

Ground Rent

Annual charge £425

Car Parking 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

Lease Information

Lease length: 125 Years 2010

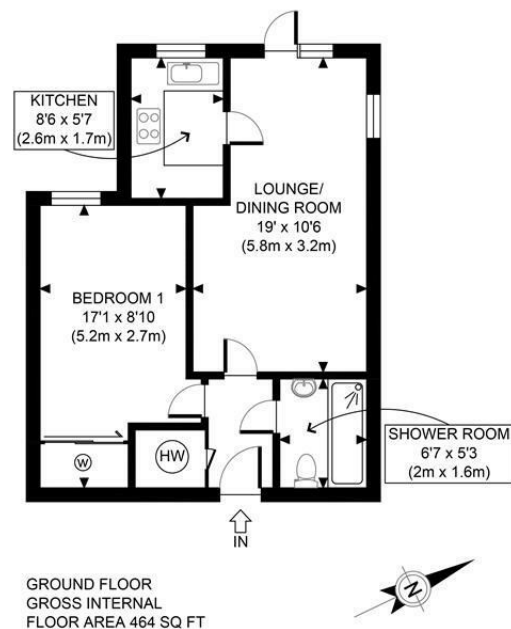
Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.








APPROX. GROSS INTERNAL FLOOR AREA 464 SQ FT / 43 SQM	Avalon Court LN1
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/11/20
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	8
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Please contact us if you require a larger print version

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

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