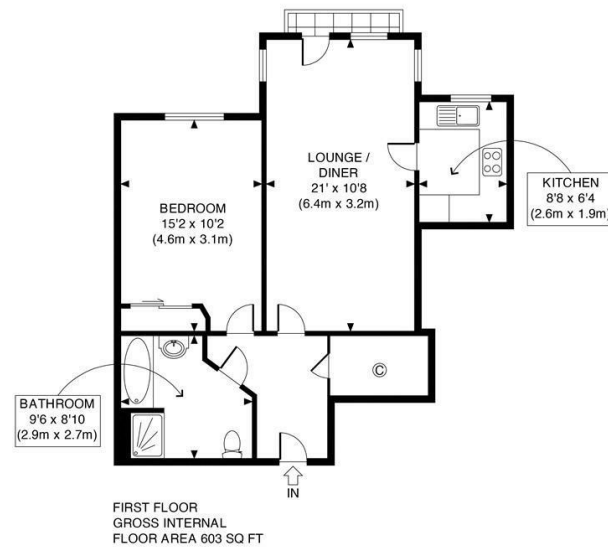


McCARTHY STONE RESALES

20 FARRINGFORD COURT AVENUE ROAD, LYMINGTON, SO41 9PA



APPROX. GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M
Ref: - 250121
Copyright **photo plan**
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

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85

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A bright and spacious one bedroom apartment on the first floor with a balcony. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

ASKING PRICE £155,000 LEASEHOLD

For further details, please call **0345 556 4104**
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AVENUE ROAD, LYMINGTON

1 BED | £155,000

SUMMARY

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 HALLWAY

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/ DINING ROOM

A very well presented and spacious living/dining room that benefits from two large windows allowing plenty of natural light. Two ceiling light points, raised power points, feature fireplace. TV & telephone points. Partially glazed door leading onto a separate kitchen.

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 spacious double bedroom, fitted wardrobes with sliding mirrored doors. TV and phone point, ceiling lights.

BATHROOM

Tiled and fitted with bath and walk-in level access wet room style shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord. Heated towel rail and fan heater.

SERVICE INFORMATION (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: £9,171.00 pa (for financial year ending 04/23)

LEASEHOLD

Ground Rent- £510 p.a
Lease - 125 Years from 2010

CAR PARKING

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.

