



34 Avalon Court, Newport

Lincoln, LN1 3ES

£139,950

A well-presented one bedroomed ground floor apartment situated in the McCarthy and Stone Retirement Development of Avalon Court, in the Uphill area of Lincoln. The apartment is within close proximity to the Bailgate and also has easy access into the City Centre. The property has living accommodation comprising of Inner Hallway, Lounge/Diner, Kitchen, Bedroom with fitted wardrobes and Shower Room. There are communal well-kept gardens and a parking space is available upon separate negotiation. **NO ONWARD CHAIN!**



Avalon Court, Newport, Lincoln, LN1 3ES



SERVICES

Mains Electricity, Water and Drainage. Electric Heating.

EPC RATING – C

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Years Remaining on Lease - 112 years

Annual Ground Rent - £425

Annual Service Charge Amount - £2,332.11.

Service Charge Reviewed - Annually in April.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.



DIRECTIONS

Head North out of Lincoln on Yarborough Road and at the Burton Road roundabout proceed straight across onto Yarborough Crescent. Turn right onto Newport and Avalon Court can be found on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

HALLWAY

6' 10" x 4' 2" (2.09m x 1.28m) , with door to the Communal Hallway, intercom system, storage cupboard and electric radiator.

LOUNGE/DINER

19' 3" x 10' 10" (5.88m x 3.31m) , with UPVC double glazed window to the side aspect, UPVC double glazed security door and window to the front aspect, attractive electric fire with decorative surround and an electric radiator.

KITCHEN

8' 7" x 5' 9" (2.64m x 1.76m) , fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink with side drainer, integral fridge, freezer and eye level electric oven, electric hob with extractor fan, tiled splashbacks, tiled floor and UPVC double glazed window to the front aspect.

BEDROOM

14' 7" x 9' 10" (4.47m x 3.01m) , with UPVC double glazed window to the front aspect, electric radiator and mirror fronted double wardrobe.

SHOWER ROOM

6' 10" x 5' 4" (2.09m x 1.65m) , fully tiled with suite comprising of oversized walk-in shower cubicle, low level WC and wash hand basin set within a vanity unit.

OUTSIDE

There are communal gardens and a parking space may be available upon request (via an application with McCarthy and Stone).

COMMUNAL SPACE

Avalon Court, built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of two blocks of apartments containing 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, along with a kitchenette. There is also a laundry room on site for residents use.



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

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

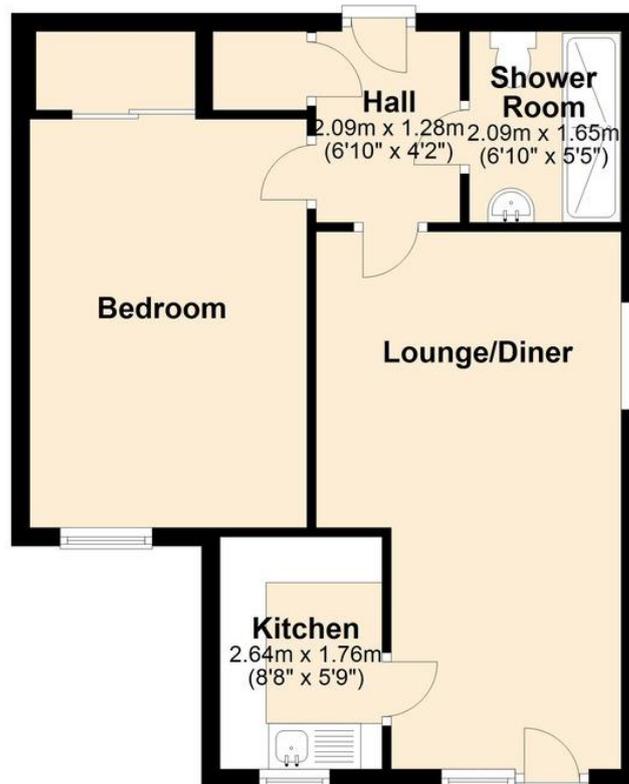
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 43.1 sq. metres (463.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

