



56 Avalon Court, Newport

Lincoln, LN1 3ES

£235,000

NO ONWARD CHAIN - A highly sought after and well presented, two double bedroomed, second floor luxury retirement apartment situated in the McCarthy and Stone Development of Avalon Court, to the North of the City of Lincoln, being close to the Bailgate and there is easy access to Lincoln City Centre. The McCarthy and Stone Development has been designed and constructed for modern retirement living and benefits from a dedicated House Manager on site, camera door entry and 24 hour emergency call system. The home owners' lounge provides a great space to socialise with friends and family, as well as a guest suite and laundry room and beautifully landscaped gardens. Internally the property is well presented throughout and offers living accommodation to briefly comprise of Hallway with two storage cupboards, Lounge Diner, Kitchen, two double Bedrooms (one with fitted wardrobe) and Bathroom. Viewing of the property is recommended.





SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – B.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

Length of Lease - 125 years (from and including 1st June 2010).

Years Remaining on Lease - 113 years (as at 2022).

Annual Ground Rent - £495.00 per annum (£247.50 for a 6 month period).

Ground Rent Review Period - April annually

Annual Service Charge Amount - £251.50 per calendar month.

Service Charge review period - April annually.

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 up Yarborough Road and at the Burton Road roundabout proceed straight across on to Yarborough Crescent. Turn right on to 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

With electric radiator, access to roof void, storage cupboard and airing cupboard.

LOUNGE DINER

19' 1" x 10' 6" (5.82m x 3.2m) With double glazed door and window leading to a Juliette balcony enjoying views of Lincoln Cathedral and electric radiator.

KITCHEN

7' 5" x 6' 11" (2.26m x 2.11m) With double glazed window, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over, tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring ceramic hob with extractor fan over and integral fridge and freezer.

BEDROOM 1

14' 3" x 9' 11" (4.34m x 3.02m) With double glazed window, built-in wardrobe and electric radiator.

BEDROOM 2

15' 3" x 9' 8" (4.65m x 2.95m) With double glazed window and electric radiator.

BATHROOM

8' 9" x 6' 9" (2.67m x 2.06m) With tiled flooring, partly tiled walls, suite to comprise of low level WC, vanity wash hand basin, bath and walk-in shower cubicle, electric heated towel rail, electric fan heater and extractor fan.





WEBSITE

Our detailed website show 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, Bridge McFarland, Ringrose 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.

CWH 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.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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

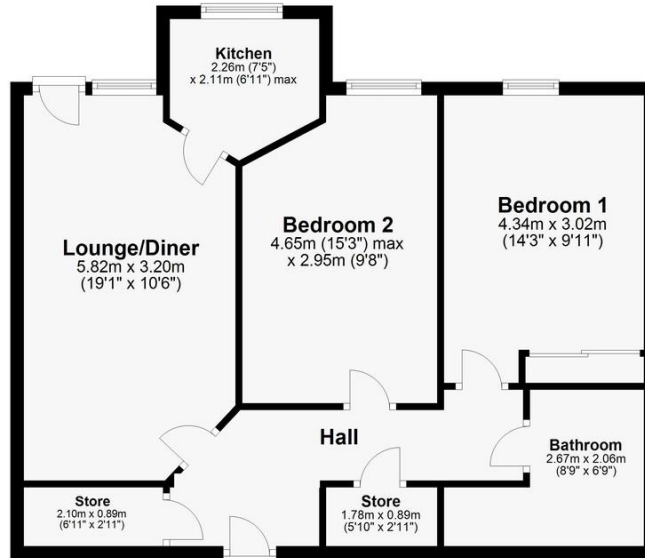
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's 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.

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Ground Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

