



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 1, Farringford Court

1 Avenue Road • Lymington • SO41 9PA





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A beautifully presented one bedroom ground floor retirement apartment for the over 70's, located in the popular Farringford Court development, within a short level walk of Lymington High Street. The property is offered for sale chain free and benefits from having been recently re-carpeted and re-decorated and has direct patio access.



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£105,000

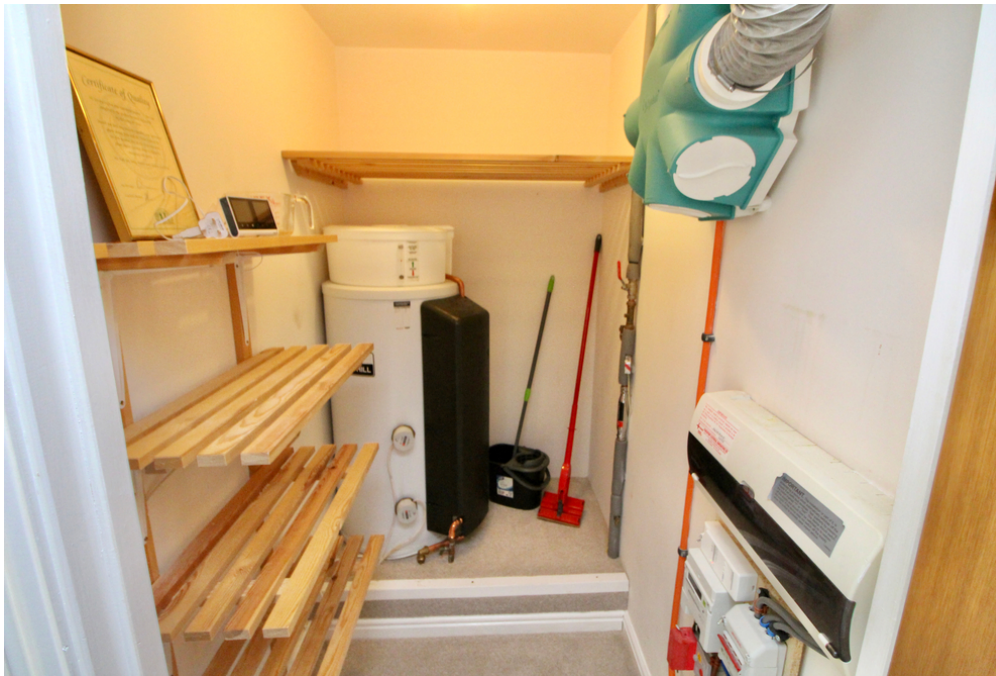
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## Key Features

- Well equipped modern kitchen with built-in appliances
- Double bedroom with built-in mirrored wardrobes
- Beautifully presented and having been recently de-decorated and re-carpeted
- Ideal for those looking to enjoy independent living, but who may need some extra care and support.
- Offered for sale with no forward chain
- Living/dining room with door opening out to paved patio area
- Spacious bathroom/shower room with emergency pull-cord
- Communal gardens, mobility scooter store, car parking available (permits available on first come, first served basis)
- Located within a level walk of Waitrose, Lymington High Street and local facilities
- EPC Rating: C & Council Tax Band: C

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# Description

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Located in the popular Farringford Court retirement development for the over 70's, this delightful one bedroom ground floor apartment built by local renowned builders, McCarthy & Stone, benefits from having been recently re-decorated and re-carpeted and is offered for sale chain free. Ideal for those looking to enjoy independent living, but who may need some extra care and support.

Communal front door with video entry system, leading into the communal entrance hall where there are stairs and two lifts providing access to all floors. This apartment is located on the ground floor. Private front door with spy hole leading into the entrance hall. 24 hour Tunstall emergency response pull cord system, illuminated light switches and smoke detector. From the hallway there is a door giving access to the walk in storage and airing cupboard. Doors lead to the bedroom, living/dining room and bathroom. The living/dining room has a feature electric fireplace and double glazed door leading out onto a paved patio area. Two ceiling light points, power points. TV & telephone points. Partially glazed door leads into the kitchen which has a modern range of floor and wall mounted cupboard and drawer units with co-ordinating worktops. Inset stainless single drainer sink unit with mixer tap. Integrated fridge and freezer, built-in eye level electric oven, electric ceramic hob over and extractor hood over. Electric window for ease of opening and closing. Contemporary ceiling lights. Double bedroom with wardrobe with mirrored sliding doors. TV and phone point, ceiling lights and window allowing ample natural light. Fully tiled spacious bathroom comprising a panelled bath unit with mixer taps and a separate walk-in level access shower, WC, vanity unit with inset sink with mixer tap and mirror above. There are grab rails and non slip flooring. Emergency pull cord.

Outside, there are communal gardens and grounds for all residents to enjoy. There is a mobility scooter store and 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.

Within Farringford Court there is a homeowners lounge, function room, library, laundry room, guest suite available for visiting family and friends, an Estate Manager who leads the team and oversees the development with 24 hour on-site staffing, waitress service

restaurant, 24 hour careline with emergency call system provided via a personal pendant and with call points in the bathroom.

Tenure: Leasehold  
Lease: 125 years from 2010  
Lease review - June 2025  
Ground Rent: £435 per annum

Maintenance/Service Charges: £993.26 per month (£11,919.12 per annum) (from 01.04.25) (to include 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 support a week is included in the service charge, 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. The service charge does not cover external costs such as your Council Tax, electricity or TV.

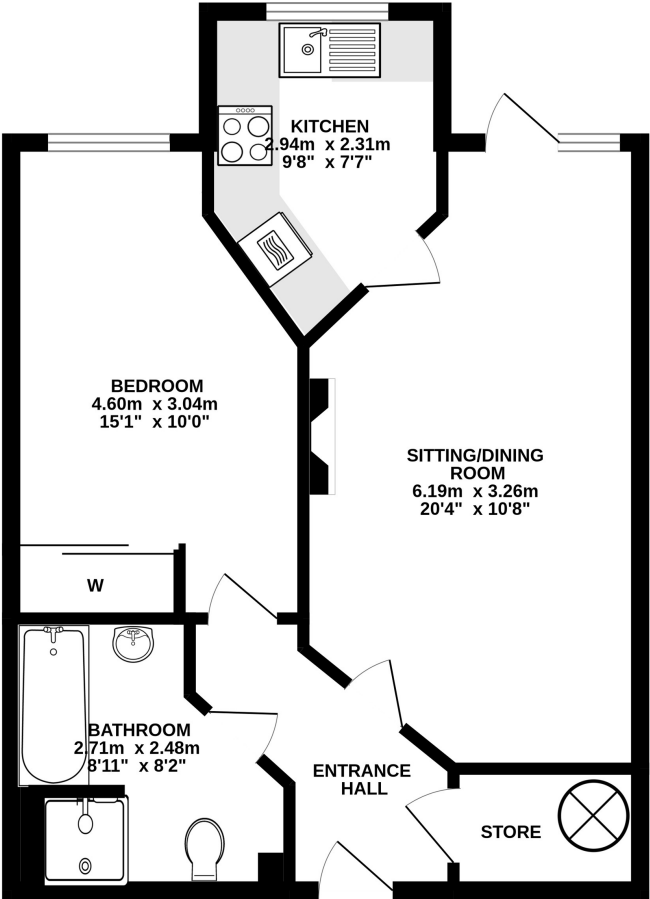
Additional Information & Services - Superfast Fibre Broadband available.  
A condition of purchase is that all residents meet the minimum age requirement of 70 years.

The property is within easy reach of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and a picturesque Quay, deep water marinas and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link into Brockenhurst Railway Station (approximately 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.



# Floor Plan

GROUND FLOOR  
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 51.0 sq.m. (549 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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T: 01590 671711 E: [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com)



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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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