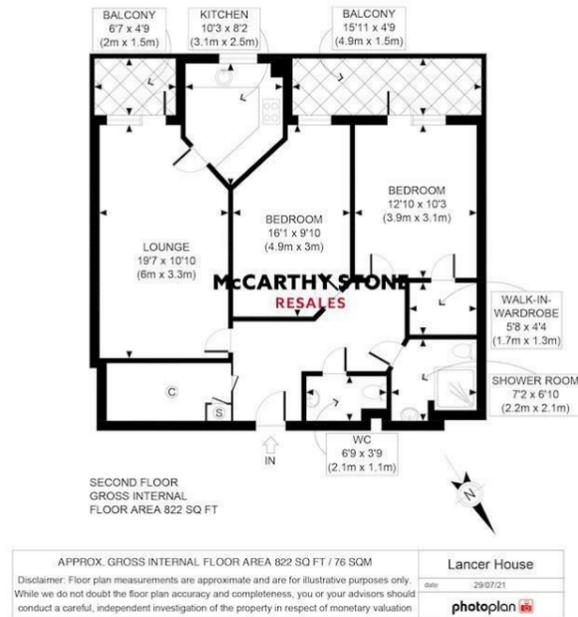
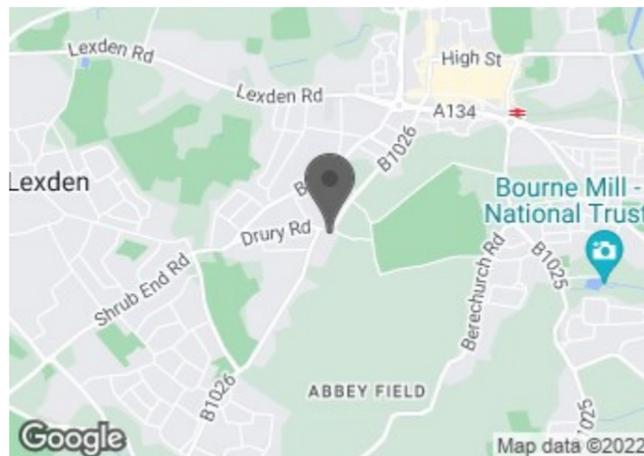


McCARTHY STONE RESALES

38 LANCER HOUSE, BUTT ROAD, COLCHESTER, CO2 7WE



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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PRICE GUIDE: £350-370,000 *Like new condition* A superbly presented TWO bedroom second floor apartment with TWO BALCONIES and a CAR PARKING SPACE. Lancer House is a retirement living plus development with an ON-SITE RESTAURANT PROVIDING GREAT VALUE MEALS.

ASKING PRICE £350,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LANCER HOUSE, BUTT ROAD, COLCHESTER, ESSEX, CO2 7WE

THE DEVELOPMENT

Lancer House is a Retirement Living PLUS development, brought to you by McCarthy & Stone. Designed exclusively for the over 70s, this development comprises 53 apartments with numerous communal facilities such as a Club Lounge, a Wellness Suite and a bistro-style restaurant which serves freshly prepared food daily at reasonable prices. The development also provides flexible support packages that can be tailored to suit your needs and management on-site 24 hours a day, Lancer House has everything you need to relax and enjoy your retirement.

The development offers a number of communal areas and facilities such as; The stunning bistro and Club Lounge is designed for you to relax and dine with your new neighbours; The Wellness Suite offers a sanctuary in which to retreat and relax, such as the hair salon and treatment station, the in-house suite gives you the opportunity to book an appointment in advance and enjoy pampering all in the comfort of your development; The fully equipped laundry room provides everything you require for all your washing, drying and ironing needs. The machines are helpfully raised, so there is no need to bend and lift; There is also a Guest Suite accommodation with TV and tea and coffee making facilities available for your friends and family to stay, making it easier for you to host your loved ones.

Lancer House has been built with energy efficiency in mind, including features such as double glazed windows, heat recovery ventilation units, insulated cavity walls and photovoltaic panels which help harness the sun's solar energy. All of which will help to improve the sustainability of Lancer House and can help you save on those energy bills.

THE LOCAL AREA

There is no shortage of exciting arts venues. Colchester is culturally rich, home to three theatres, an arts centre and galleries including the internationally important Firstsite Gallery. The town has a thriving artistic community. It ensures there are always exhibitions, theatre, music and more to visit. There are also plenty of clubs and societies for those ready to get involved and enjoy making their own artistic and cultural contribution. The countryside around Colchester has a great deal to offer too. From idyllic Constable Country to the stunning Essex Coast

there are opportunities for enjoying wildlife, or simply a drive and the chance to discover picturesque villages.

THE APARTMENT

This stunning apartment is offered in a like new condition and features two private and sheltered balconies for that much desired outside space. The apartments overall finish is of an extremely high standard. This apartment also includes an allocated car parking space and also the additional feature of a storage cage positioned along the corridor from the apartment.

ENTRANCE HALL

Front door with letter box and spy hole opens into a very spacious hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the large storage cupboard, lounge, bedrooms, bathroom and separate WC.

LOUNGE

A generously sized lounge with double glazed patio door provide lots of natural light and leads to a private and sheltered balcony, with space for garden furniture. The spacious lounge allows ample room for dining and has a feature electric fire and surround. TV point with Sky+ connectivity. Telephone point., two ceiling light fittings and raised electric sockets. Part glazed door leads to the kitchen.

KITCHEN

Fitted modern kitchen with a range of white high gloss wall and base units with work surfaces. Integrated Neff appliances throughout including waist height oven and microwave above, four ringed hob with extractor hood above. Sink unit with separate drainer and mixer tap sits below the window. Bosch dishwasher. Tiled flooring and central light point.

MASTER BEDROOM

A large master bedroom with a walk in wardrobe offering lots of storage space. This bright room has a double glazed patio door leading onto a private and sheltered balcony, with space for garden furniture. TV and telephone point, central ceiling light and raised electric sockets.

BEDROOM TWO

Spacious second bedroom which could also be used for dining

2 BED | £350,000

or study / hobby room. This room features a large floor to ceiling window which allows lots of natural light in. Central ceiling light and raised electric sockets.

WET ROOM

An immaculate modern wet room with a level access walk in shower unit with fitted curtain and grab rails. WC. Vanity unit storage cupboard with wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

WC

Situated off of the hallway and suitable for guests, modern suite comprising; WC. Vanity unit storage cupboard with wash basin and illuminated mirror above.

SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hour's domestic assistance per week
- 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

The Service charge for this property is £9,592.68 per annum, up to financial year end 30/09/2022

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

LEASEHOLD INFORMATION

Lease Length: 999 years from 1st Jan 2019

Ground Rent: £510 per annum

Ground Rent Review: Jan 2034

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

