

# PRICE REDUCTION



McCarthy & Stone  
RESALES



28 Lancer House, Butt Road, Colchester, CO2 7WE  
Guide price £280,000

LEASEHOLD

For further details  
please call 0345 556 4104

# 28 Lancer House, Butt Road, Colchester, CO2 7WE

**\*\* GUIDE PRICE £280,000 - £290,000 \*\*** A superbly maintained one bedroom first floor retirement apartment with TWO BALCONIES and a CAR PARKING SPACE. Lancer House benefits from an ON-SITE RESTAURANT PROVIDING GREAT VALUE MEALS.

## 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.

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

## 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 and hardly used by the current owners. This apartment also includes an allocated car parking space. The property is offered with no onward chain.

### 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 living room, bedroom, and to a large storage cupboard.

### Living Area

A generously sized living room with a modern feature fireplace. Double glazed patio door provide lots of natural light, and leads to a private and sheltered balcony, with space for garden furniture. Two modern ceiling light fittings. TV point with Sky+ connectivity. Telephone point. Part glazed door leads to the kitchen.

### Kitchen

Fitted kitchen with a range of white high gloss wall and base units with Earth Stone style work surfaces. Integrated Neff appliances throughout including oven and microwave above. Four ringed hob with extractor hood above. Sink unit with separate drainer and mixer tap. Tiled floor.

### Bedroom

A large master bedroom with a walk in wardrobe offering lots of storage space. Double glazed window. Central ceiling light. TV point. Telephone point.

### Wet Room

An immaculate modern bathroom featuring 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.

## The Local Area

There is no shortage of exciting arts venues. Colchester is culturally rich, home to three theaters, an arts center 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.

## 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

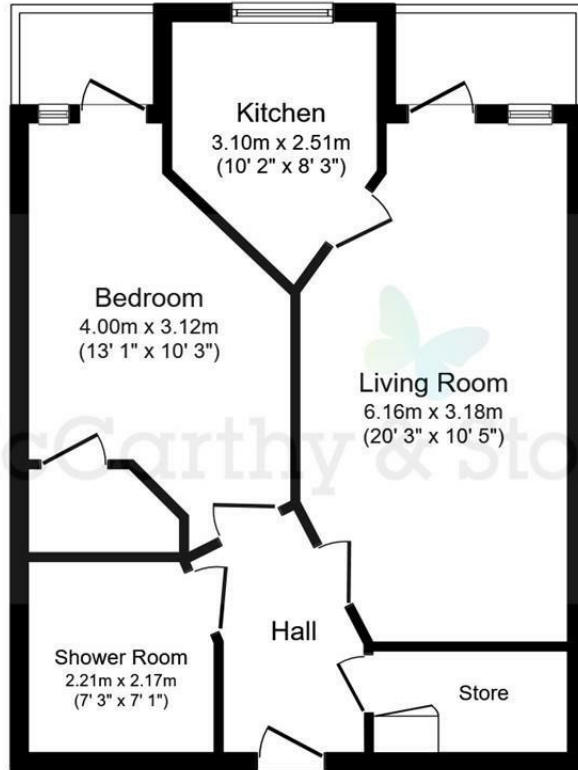
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## Ground Rent

Annual fee - £435







**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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