HARDIMANS



42 Carlton Hall Gardens Chapel Road

Carlton Colville, Lowestoft, NR33 8BL

£275,000

HARDIMANS

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Chapel Road, Carlton Colville,
Lowestoft, Suffolk, NR33 8BL

Hardimans are delighted to offer for sale this Excellent and immaculate condition retirement bungalow which is delightfully situated in the picturesque grounds of Carlton Hall with many fruit trees, ponds and extensively planted with flowers and shrubs. The bungalow comes complete with a fully fitted kitchen including integrated appliances, a wet room and 2 bedrooms. The bungalow has emergency call points directly wired to the main hall, where help is always available within minutes and also underfloor heating. The setting is peaceful and secure allowing those within this environment to live their lives to the full. There is an age restriction of 75+.
Please contact Hardimans for further information.

PERSONAL CARE AND REQUIREMENTS

If care is required for medical or personal care needs, this will be individually assessed and agreed with the bungalow resident to provide how ever many hours per day and is charged per half hour by a monthly invoice payable in arrears. The care is provided by Carlton Halls own fully trained carers from the main home. If required domestic help for chores, ironing, washing up and even cleaning from the Halls domestic staff, can be made available and is charged per half hour, which is invoiced monthly in arrears. Full meal facilities are also available, freshly cooked from the Halls own kitchens. Meals are charged individually and invoiced monthly in arrears.























MAINTENANCE

To ensure the bungalows and grounds are kept to a high standard, the grounds external maintenance will remain the responsibility of the home and are covered by a maintenance contract between the freeholder of the bungalow and the home, payable quarterly in advance. The current maintenance fee is approx. £140.84 per week, £7323.72 p.a. to include see 'Maintenance to include'.

MAINTENANCE TO INCLUDE

1. MAINTENANCE OF EMERGENCY CALL SYSTEM AND 24 HOUR MANED SUPPORT.
2. AUTOMATIC GATES AND DOOR INTERCOM SYSTEM.
3. SECURITY CCTV SYSTEM.
4. COMMUNAL LIGHTING OF ROADS AND PATHWAYS.
5. MAINTENANCE MAN RESPONSIBLE FOR EXTERNAL MAINTENANCE OF BUNGALOWS.
6. COMMUNAL EQUIPMENT AND PUBLIC LIABILITY FOR COMMUNAL AREAS.
7. MONTHLY WINDOW CLEANING.
8. MAINTAINING ALL FENCES.
9. MAINTAINING ALL COMMUNAL SERVICES.
10. MAINTAINING ALL PLANTED AND FLOWER BEDS.
11. CLEARING OF PATHS AND LEAVES, LITTER, ICE AND SNOW.
12. GRASS CUTTING.

ENTRANCE HALLWAY
with ceiling lights, loft hatch, underfloor heating.

LOUNGE
carpet flooring, ceiling light, large corner window, door to rear aspect, underfloor heating.

KITCHEN
vinyl flooring, tiled splashback, window to front aspect, ceiling lights, integrated fridge freezer, integrated washing machine, integrated tumble dryer, eye level oven with electric hob, underfloor heating.

MASTER BEDROOM
carpet flooring, window to front aspect, built-in wardrobes and ceiling light, underfloor heating.

BEDROOM 2
carpet flooring, window to rear aspect, built-in wardrobe, ceiling light, underfloor heating.

WET ROOM
window to rear aspect, ceiling light, tiled walls and vinyl flooring, sink, wc, walk-in shower with towel radiator, underfloor heating.

OUTSIDE
The property has attractive communal gardens and a dedicated patio area. The property pleasantly overlooks an open green and has a shed that can house a mobility scooter.

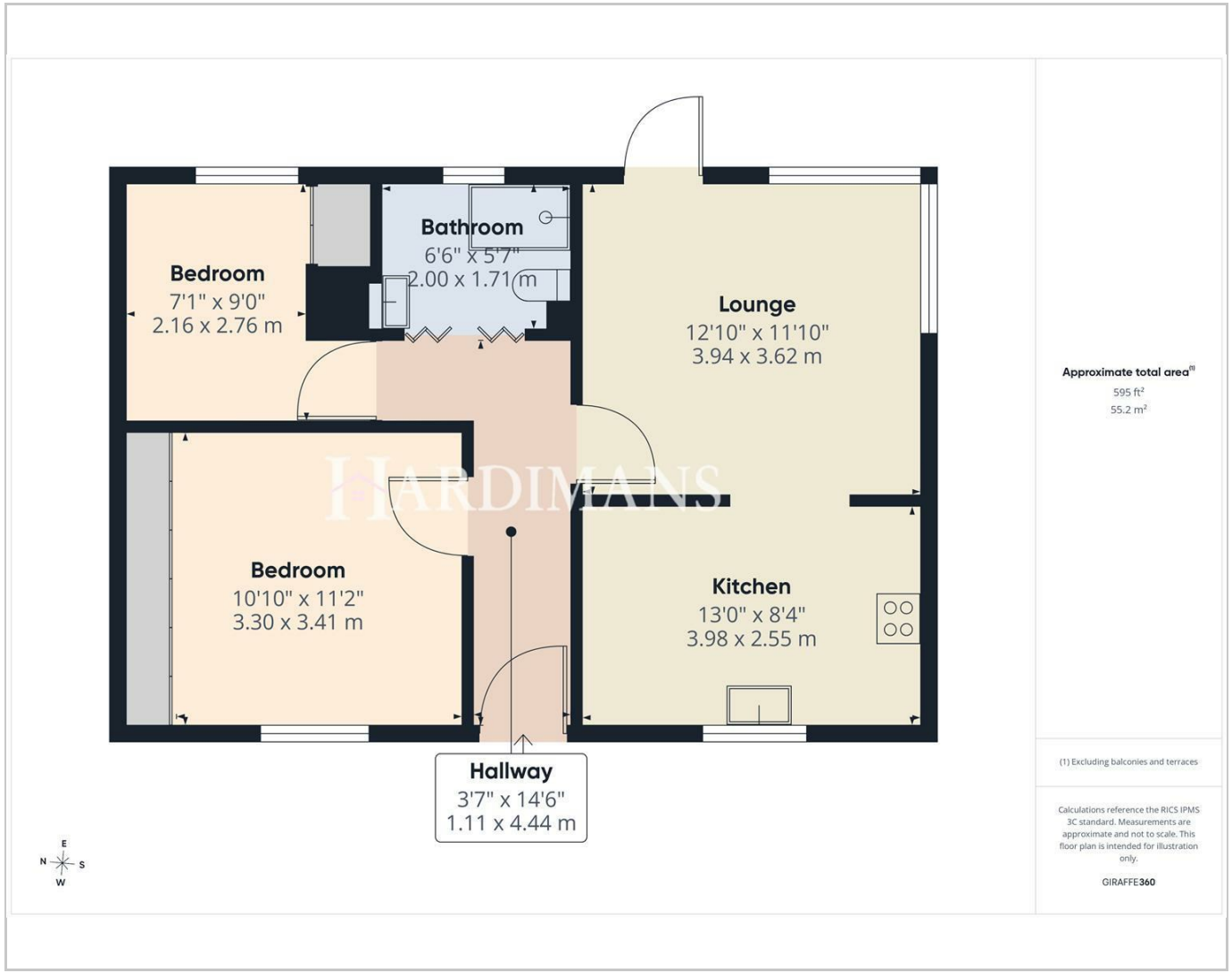
COUNCIL TAX BAND
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MATERIAL INFO
This property has:
Mains Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 10000mbps
* Mobile: EE, 02, VODAFONE, THREE ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

TENURE
Freehold

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

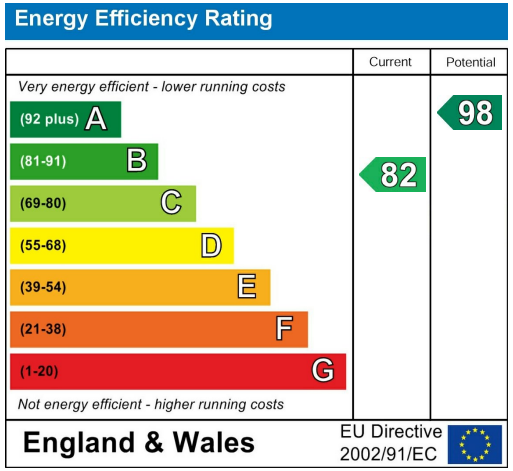
Floor Plan


Bedroom
7'1" x 9'0"
2.16 x 2.76 m
Bathroom
6'6" x 5'7"
2.00 x 1.71 m
Lounge
12'10" x 11'10"
3.94 x 3.62 m
Bedroom
10'10" x 11'2"
3.30 x 3.41 m
Kitchen
13'0" x 8'4"
3.98 x 2.55 m
Hallway
3'7" x 14'6"
1.11 x 4.44 m
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Approximate total area(1)
595 ft²
55.2 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Area Map



Energy Efficiency Graph



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