HARDIMANS



2 Carlton Hall Gardens Chapel Road

Carlton Colville, Lowestoft, NR33 8BL

£250,000

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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, 2 bedrooms and also underfloor heating. There is a wireless handset with emergency button providing a direct connection to staff. 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.
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.

HALLWAY

door to front entrance, loft hatch, fuse box.

KITCHEN/DINER

cupboards and drawers under, cupboards above, worktop space, twin sink with drainer, built in Neff microwave, built in Neff oven, built in Neff hob, extractor fan above, integrated Neff washing mashing, integrated tumble dryer, integrated fridge and freezer and coved ceiling.

SITTING ROOM

coved ceiling, windows to rear and side aspect, door to rear.

PRIMARY BEDROOM

window to front aspect and coved ceiling.

SECOND BEDROOM

window to rear aspect, built-in cupboard housing a hot water tank and underfloor heating controls.

WET ROOM

frosted window to rear aspect, low level WC, hand wash basin with cupboards under, walk in shower, chrome effect towel radiator.

OUTSIDE

To the front, path to front door, lawn areas with mature planting . To the rear, patio area.

TENURE

Freehold

COUNCIL TAX BAND

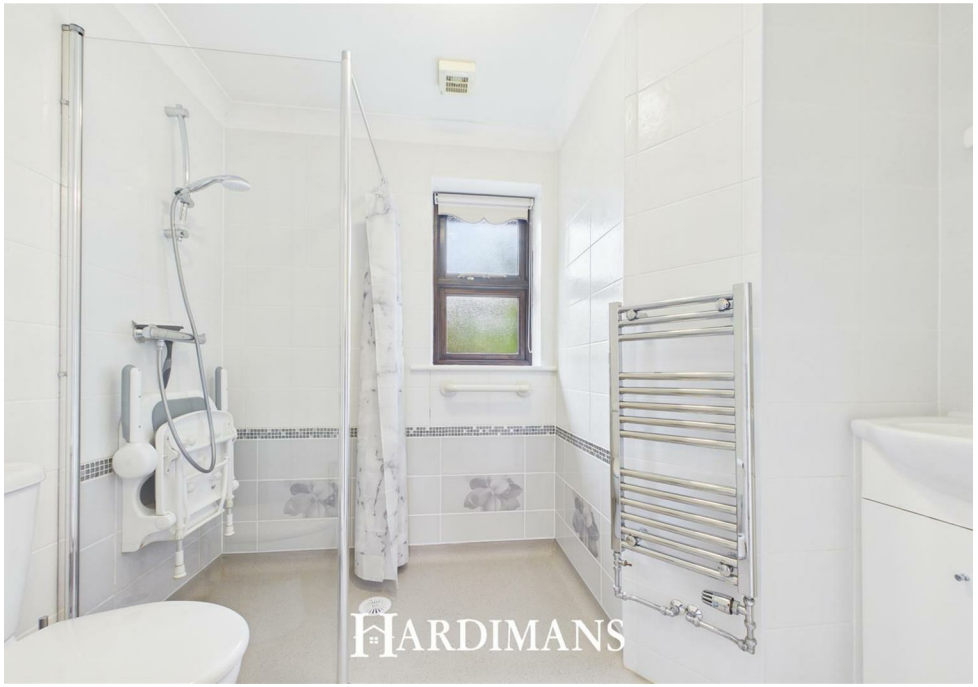
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MATERIAL INFO

This property has:
Mains Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 10000mbps
* Mobile: 02, THREE, VODAFONE, EE 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.

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.

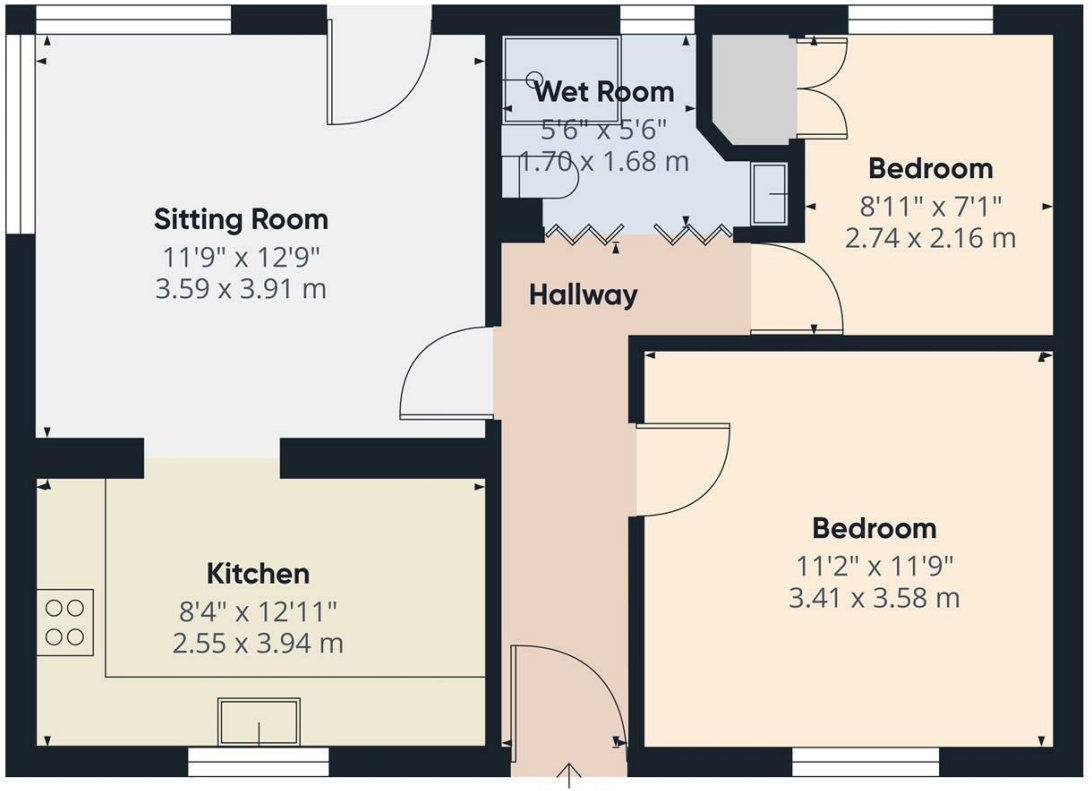

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Floor Plan



Approximate total area[1]

574 ft²

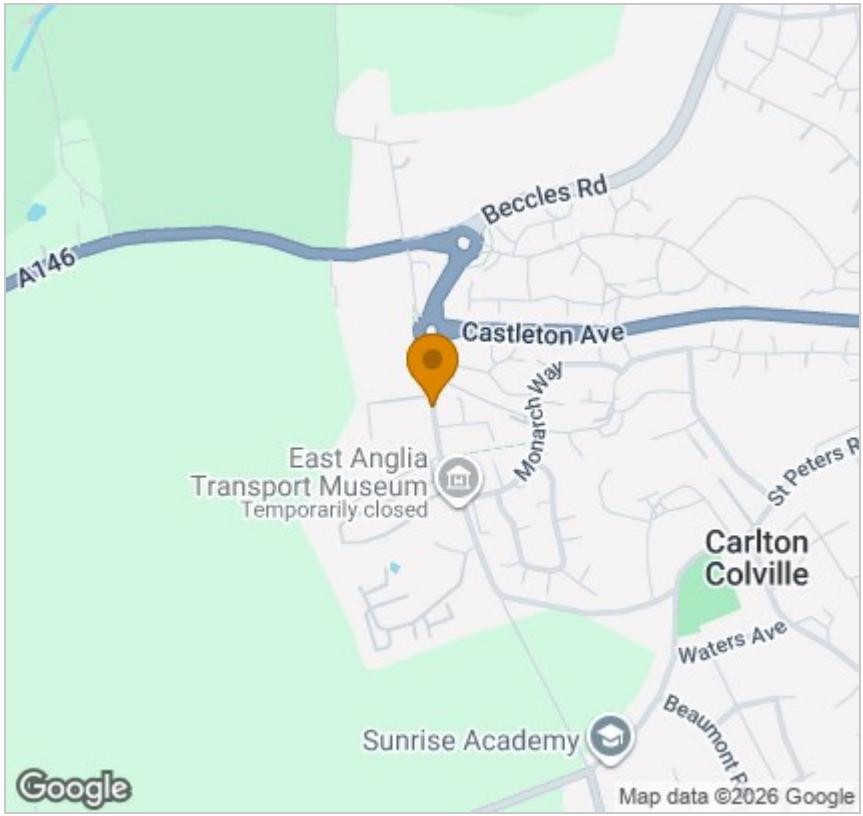
53.2 m²

(1) Excluding balconies and terraces

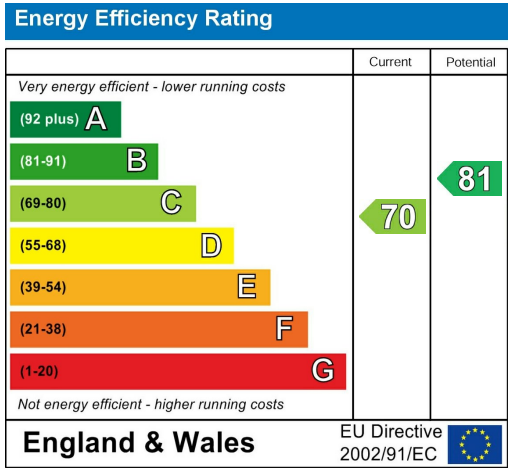
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



Energy Efficiency Graph



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