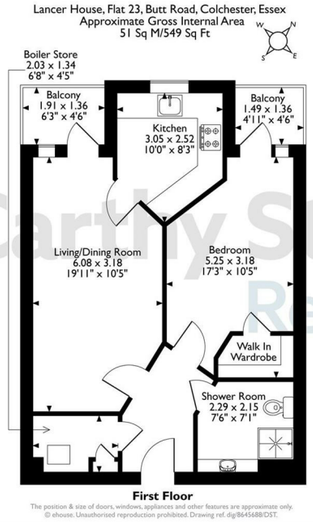
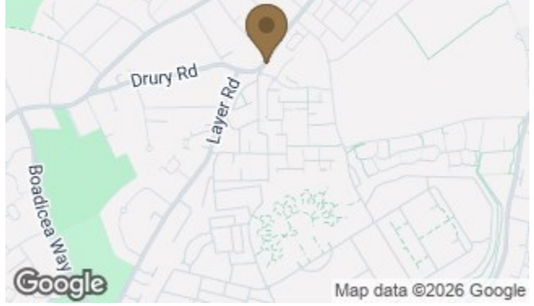
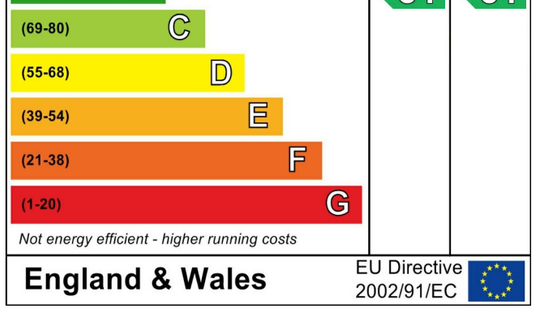
Excellent

Trustpilot

McCarthy & Stone
Resales.




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Registered in England and Wales No. 10716544

The Property Ombudsman









## 23 Lancer House

Butt Road, Colchester, CO2 7WE

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Lancer House could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £119,500
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Superb one bedroom apartment with two walk out balconies.
- Modern kitchen with built in appliances
- Bistro-style Restaurant
- Club Lounge
- Guest Suite for visiting faily & friends
- Landscaped Gardens
- Wellness Suite
- Estate Manager & YourLife team
- Personal Care Packages from the CQC registered team
- 24-Hr Emergency Call Systems

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 23 Lancer House, Colchester

1 | 1 | Asking price £119,500

### 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 and was mentioned within the local Gazette for best places to eat in 2025. 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 beautifully maintained, landscaped gardens provides the perfect space for enjoying the summer months and has plenty of seating areas to relax and enjoy the pretty surroundings. A 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.

### 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 city to the stunning Essex Coast there are opportunities for enjoying wildlife, or simply a drive and the chance to discover picturesque villages.

### Apartment Overview
This beautifully presented one-bedroom apartment offers a generous living room with ample space for both lounging and dining, alongside a walk-out balcony with room for a bistro table. The sleek kitchen features white high-gloss units and integrated Bosch appliances, including a waist-height oven, microwave and fridge freezer. The bright double bedroom also benefits from access to a walk-out balcony and a walk-in wardrobe. A contemporary wet room with a level-access shower, a separate cloakroom and a spacious hallway with a large storage cupboard complete this appealing apartment.

### Parking
Allocated parking space with this apartment

### Care & Support
The personal care services available at Lancer House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

### The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Lancer House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

### Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a ‘life, well lived’. It’s about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don’t take our word for it, see what our homeowners have to say:
“Our social calendar is busier than ever, with something for all tastes and abilities.”
“Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99.”
“Our House Manager organised a ‘Hoy’ Bingo session this week. I don’t usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I’m now looking forward to attending more social events here.”

### Leasehold Information
Lease: 999 years from 1st Jan 2019
Ground rent: £435 per annum
Ground rent review: 1st Jan 2034
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

### Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

The annual service charge is £10,033.20 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Additional Information & Services
- Full fibre broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

















