

HARDIMANS



26 Carlton Hall Gardens, Chapel Road
Carlton Colville, Lowestoft, NR33 8BL
£273,000



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Excellent retirement bungalow situated in the picturesque grounds 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 nurse call points directly wired to the main hall, where help is always available within minutes. The setting is peaceful and secure allowing those within this environment to live their lives to the full with the knowledge that all responsibility of daily living has been taken away. There is an age restriction of 65+.

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. £121.76 per week, £6,332 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 HALL

with access to partly boarded roof void with loft ladder and light, additional inset ceiling spot lighting.

LOUNGE

corner picture window with vertical blinds, overlooking delightful garden area, door to rear patio, door entry phone, underfloor heating controls, large opening to:-

KITCHEN/DINER

fitted in a range of light oak effect fronted units with a range of Smeg appliances to include 4 burner ceramic hob, glass splashback, extractor over, oven/grill, integrated washing machine, tumble dryer, refrigerator and freezer with front decor panels, wall cupboards with under lighting.

MASTER BEDROOM

double glazed window with vertical blinds, range of fitted wardrobe cupboards providing more than ample hanging and shelving space.

BEDROOM 2

double glazed window, vertical blinds, hot water storage tank, underfloor heating controls.

WET ROOM

low level wc, vanity washbasin, shower area with fold down shower seat, chrome towel rail/radiator, light grey tiled walls.

OUTSIDE

Delightful and beautiful communal grounds. To the front is a car parking space. To the rear, delightful patio area taking full advantage of the sun with pleasant views over the communal green area.

COUNCIL TAX BAND

A

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Air source heating, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Ultrafast 10000mbps

* Mobile: Good coverage

* 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.

Approx Gross Internal Area
58 sq m / 624 sq ft

W
N
S
m

Lounge
3.91m x 3.60m
12'10" x 11'10"

Kitchen
3.95m x 2.54m
13'0" x 8'4"

Shower Room
1.97m x 1.68m
6'6" x 5'6"

Bedroom 2
2.16m x 2.73m
7'1" x 8'11"

Master Bedroom
3.33m x 3.42m
10'11" x 11'3"

Hallway

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-98) A	82	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC