

oakheart



£240,000

Butt Road, Colchester

Welcome to Lancer House, a Retirement Living PLUS development designed exclusively for those over 70. This spacious one-bedroom apartment features a large open-plan living room, dining area, and kitchen, providing ample space for comfortable living and entertaining. The living area offers direct access to outdoor space and has enough room for a table and chairs, perfect for meals or socializing. The fully fitted kitchen includes integrated appliances, combining functionality with elegant design.

The main bedroom boasts a generous walk-in wardrobe, ensuring plenty of storage, while the full shower room adds an element of comfort and accessibility.

Lancer House is not just about private living; it offers an array of communal facilities to enhance your lifestyle. Enjoy the Club Lounge, a social hub for relaxation and meeting neighbours, or indulge in the Wellness Suite, which features a hair salon and treatment station for pampering. The bistro-style restaurant serves freshly prepared meals daily at reasonable prices, making dining convenient and enjoyable. Beautifully maintained landscaped gardens provide serene outdoor spaces with ample seating areas to relax and enjoy the surroundings. For added convenience, a fully equipped laundry room features raised machines for ease of use, and a guest suite is available for visiting friends and family.

With 24-hour on-site management and flexible support packages tailored to your needs—including one hour of domestic support included in the service charge—Lancer House ensures you have everything you need to relax and enjoy your retirement. Built with energy efficiency in mind, the development includes double-glazed windows, heat recovery ventilation units, insulated cavity walls, and photovoltaic panels that harness solar energy, contributing to sustainability and potential savings on energy bills.

Experience an ideal blend of comfort, community, and care at Lancer House—your perfect retirement haven.







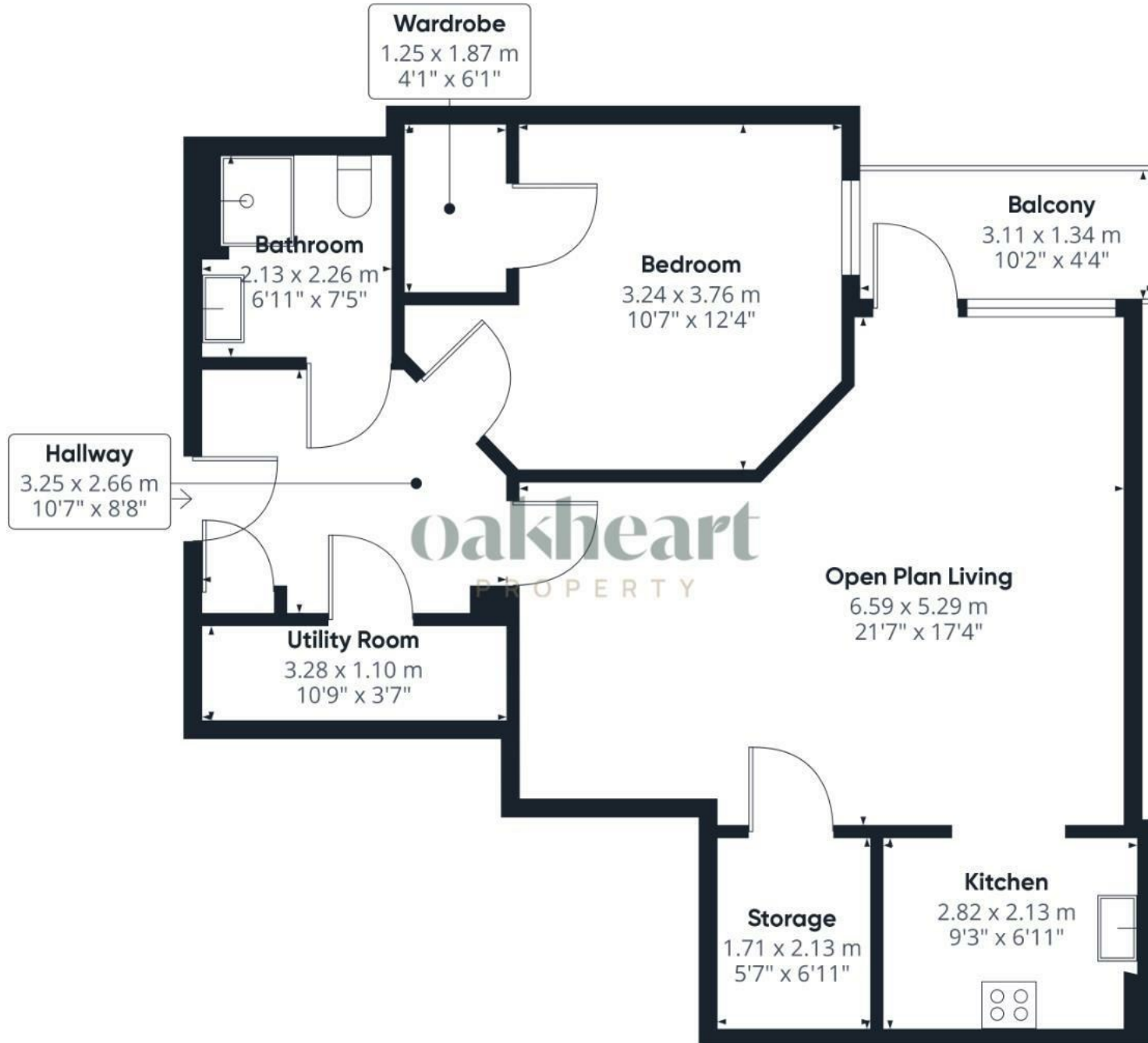












Approximate total area⁽¹⁾

70.78 m²
761.87 ft²

Balconies and terraces

4.13 m²
44.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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