

# HARDIMANS



**36, 36 Carlton Hall Gardens Chapel Road**

**Carlton Colville, Lowestoft, NR33 8BL**

**£260,000**

# HARDIMANS



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**36 Carlton Hall Gardens  
Chapel Road, Carlton Colville,  
Lowestoft, Suffolk, NR33 8BL**

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 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+.

**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.

## **HALLWAY**

Door to front entrance and loft hatch.

## **SITTING ROOM**

Door to rear access, windows to side and rear aspect and coved ceiling.

## **KITCHEN/DINING ROOM**

Window to front aspect, worktop space, cupboards and drawers under, cupboards above, sink with drainer, tile splash back, built-in oven, microwave, electric hob with extractor fan above, integrated small dishwasher, washing machine and fridge freezer and coved ceiling.

## **PRIMARY BEDROOM**

Window to front aspect, fitted wardrobes and coved ceiling.

## **BEDROOM TWO**

Window to rear aspect, airing cupboard and coved ceiling.

## **BATHROOM**

Frosted window to rear aspect, low level wc, hand wash basin, walk-in shower, fully tiled walls and chrome effect towel radiator.

## **OUTSIDE**

To the front, mainly laid to lawn with border, potted plants and path to front door. side storage shed, To the rear, brick patio area and communal areas.

## **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 2000mbps

\* Mobile: 02, EE, THREE, VODAFONE 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.

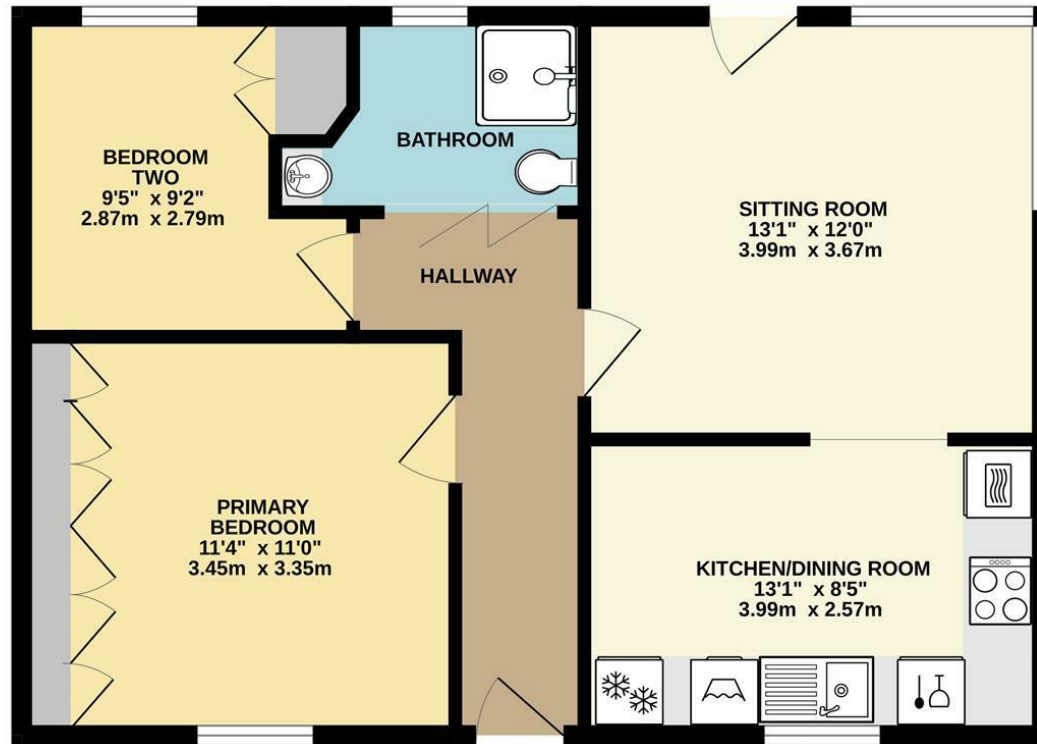
# Floor Plan

## GROUND FLOOR 597 sq.ft. (55.5 sq.m.) approx.

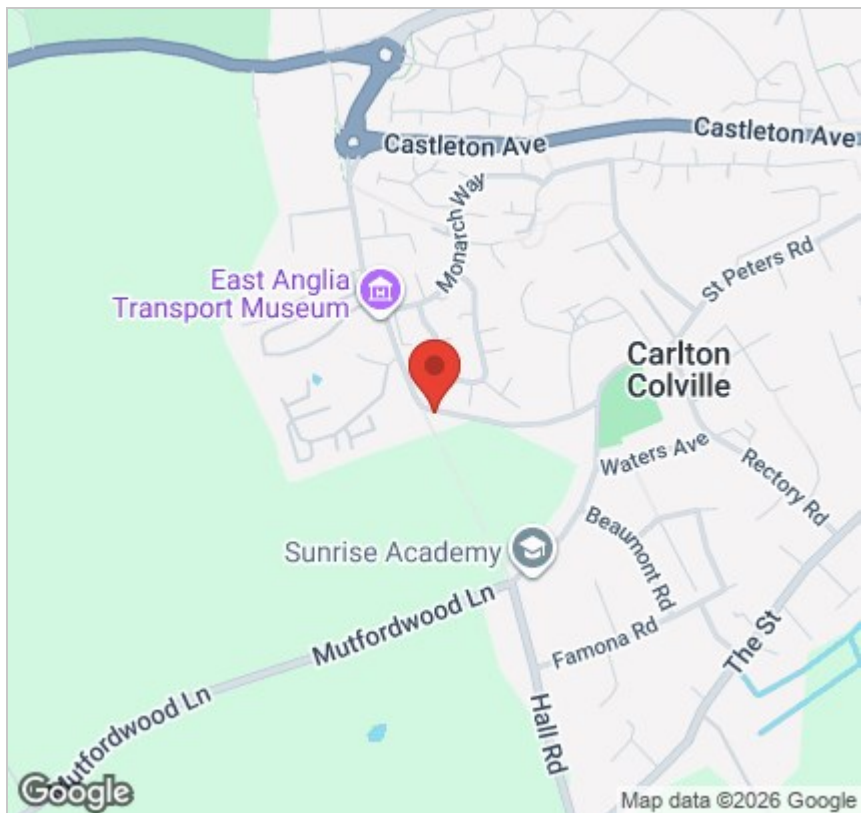
TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

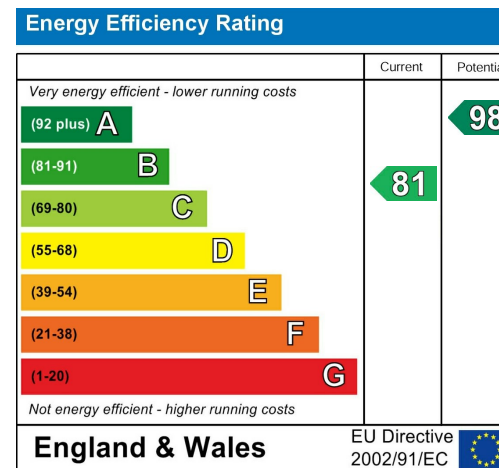
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## Area Map



## Energy Efficiency Graph



## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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