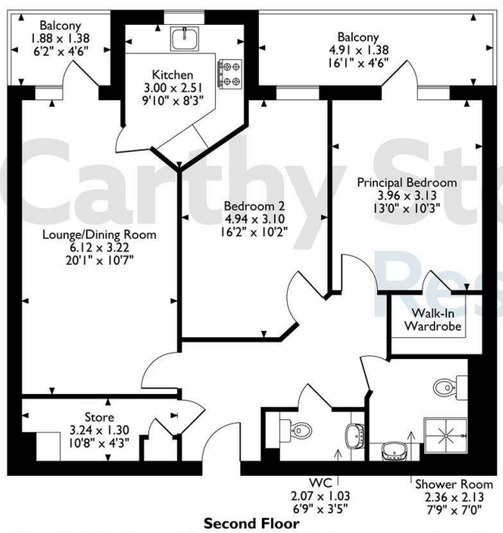
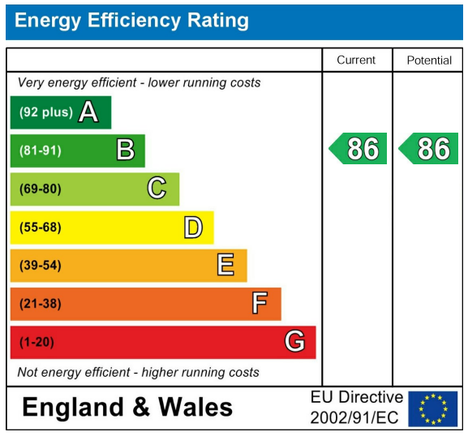
McCarthy Stone
Resales

Lancer House, Flat 46, Butt Road, Colchester, Essex
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8659102/DST.

Council Tax Band: B



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

46 Lancer House

Butt Road, Colchester, CO2 7WE

PRICE REDUCED

PRICE REDUCTION

Asking price £242,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF LANCER HOUSE - BOOK NOW!
A beautifully presented TWO bedroom second floor apartment with a WALK OUT BALCONY and rear facing outlook.
Lancer House is a retirement living plus development with an ON-SITE RESTAURANT and domestic assistance per week. Offered with NO ONWARD CHAIN.
~ PART EXCHANGE, ENTITLEMENTS ADVICE AVAILABLE ~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Lancer House, Butt Road, Colchester

2 Bed | £242,000

PRICE REDUCED

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. 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.
Lancer House has been built with energy efficiency in mind, including features such as double glazed windows, heat recovery ventilation units, insulated cavity walls and photovoltaic panels which help harness the sun's solar energy. All of which will help to improve the sustainability of Lancer House and can help you save on those energy bills.

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

Entrance hall
Front door with letter box and spy hole opens into a very spacious hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the large storage cupboard, lounge, bedrooms, wet room. Plus another large walk in storage cupboard and a third large cupboard that currently houses a plumbed in washer/dryer.

Lounge
A bright and airy lounge with the benefit of a large window incorporating a French door which leads onto the sheltered walk out balcony which has views towards the rear garden and car park beyond. The spacious lounge allows ample room for dining. TV point with satellite/Sky+, two ceiling lights and raised electric sockets. Part glazed door leads to the entrance hall.

Kitchen
Fitted modern kitchen with a range of white high gloss wall and base units with work surfaces. Integrated Bosch appliances throughout including waist height oven and microwave above, four ringed hob with extractor hood above. Sink unit with separate drainer and mixer tap sits below the rear facing window. Integrated BOSCH fridge/freezer. Tiled flooring, central ceiling light point and under pelmet lighting.

Master Bedroom
A spacious master bedroom with direct access to walk out balcony, the bedroom also has a walk in wardrobe offering lots of storage space. TV and telephone point, ceiling light and raised electric sockets.

Bedroom Two
Double second bedroom which could also be used for dining or study / hobby room also providing outlook towards the rear. Ceiling light and raised electric sockets.

Wet Room
An immaculate modern wet room with a level access walk in shower unit with fitted curtain and grab rails. WC. Vanity unit storage cupboard with wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail. Slip resistant tiles.

WC
Located off the hallways and perfect for guests, WC. Vanity unit storage cupboard with wash basin and illuminated mirror above.

Car Parking
Car parking space included with this sale.

Additional Storage
Also includes a separate lock up/cage included with the property

Service Charge (Breakdown)
• 24-Hour on-site staffing
• 1 hour's domestic assistance per week
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Annual Service charge: £12,704.97 for financial year ending 30/09/2026.

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

Leasehold Information
Lease: 999 years from 1st Jan 2019
Ground rent: £510 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.

Moving Made Easy & Additional Information
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 that can assist with service charges or living costs.
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage