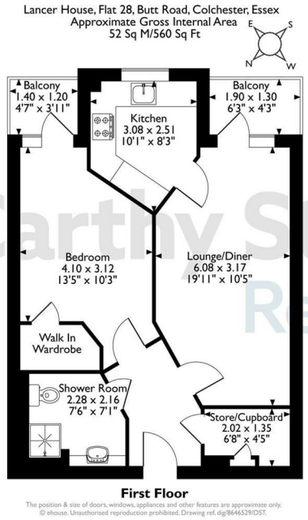
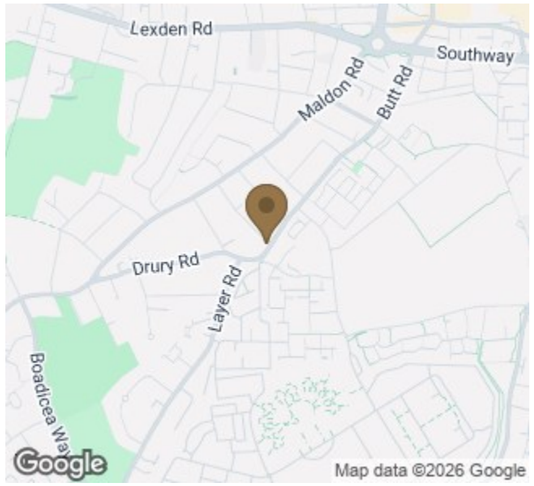
Excellent

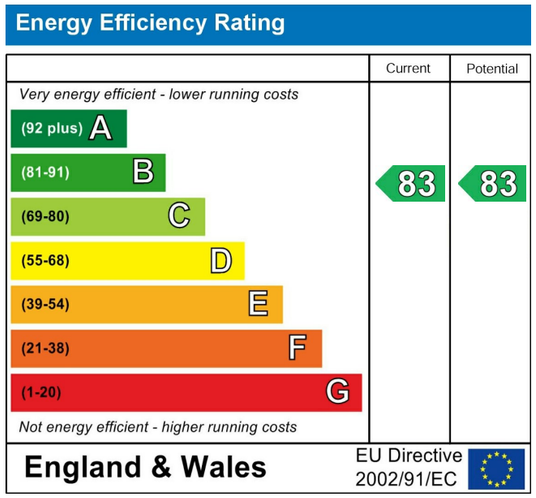
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Registered in England and Wales No. 10716544

The Property Ombudsman







28 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 28 Lancer House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £128,000 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.
- Bistro-style Restaurant
- Club Lounge
- Guest Suite
- Wellness Suite
- Estate Manager & YourLife team
- Personal Care Packages from the CQC registered team
- Lift to all floors & Function Room
- 24-Hr Emergency Call Systems
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
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Trustpilot Rated Excellent

28 Lancer House, Colchester

1 | 1 | Offers in the region of £128,000

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. 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 city 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, bedroom, wet room and separate cloakroom.

Lounge
A generously sized lounge with the benefit a French door which leads out onto a walk out balcony which can house a bistro table to watch the world go by! The spacious lounge allows ample room for dining. TV point with satellite/Sky+ and the partially glazed door leads to the kitchen

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

Bedroom
A bright and spacious bedroom boasts access to a walk-out balcony, it also has a walk in wardrobe offering lots of storage space. TV and telephone point, central ceiling light and raised electric sockets for conveniience

Wet Room
A modern wet room with a level access walk in shower with fitted curtain and grab chrome wall mounte rails. WC. Vanity unit storage cupboard with wash basin and illuminated mirror above. Emergency response pull cord. Heated chrome ladder style towel rail.

Parking
Allocated parking space with this apartment.

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

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.

Entitlements Service Check out benefits you may be entitled to.

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.

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.
- 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













