25 Carlton Hall Gardens Chapel Road

Carlton Colville, Lowestoft, NR33 8BL

Offers In Excess Of £250,000

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25 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. 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 75+.
Please note, this bungalow uniquely has an additional corner picture window in the second bedroom, allowing this room to be used as a reception room if so required.

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. £140.84 per week, £7323.72 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

Double glazed door to entrance hall, electrical consumer unit, access to partly boarded roof void with wooden loft ladder.

LOUNGE

corner picture window with double glazing and vertical blinds, additional side door providing access to patio, tv point, emergency pull cord, door intercom system.

KITCHEN/DINER

in a range of soft cream fronted units with Smeg appliances, double oven/grill, ceramic hob, washing machine, Hisense tumble dryer, integrated dishwasher, integrated refrigerator and freezer. one and a half bowl sink unit, 4 burner ceramic hob, extractor, double oven and grill, wall cupboards with under lighting, double glazed window.

BEDROOM 1

range of fitted wardrobe cupboards in a soft cream finish, telephone and tv points, emergency pull cord.

BEDROOM 2

is uniquely designed as having the only corner window on the development overlooking the delightful gardens, built-in cupboard housing a hot water tank and underfloor heating controls.

WET ROOM

fitted in attractive range of contrasting brown colours, moulded shower floor, shower area with thermostatic shower unit and screen, low level wc, vanity washbasin, white marble effect tiled walls, extractor fan, emergency pull cord.

OUTSIDE

The property has attractive communal grounds and the bungalow has its own car parking space with a larger than standard L shaped brick pavier patio.

TENURE

Freehold

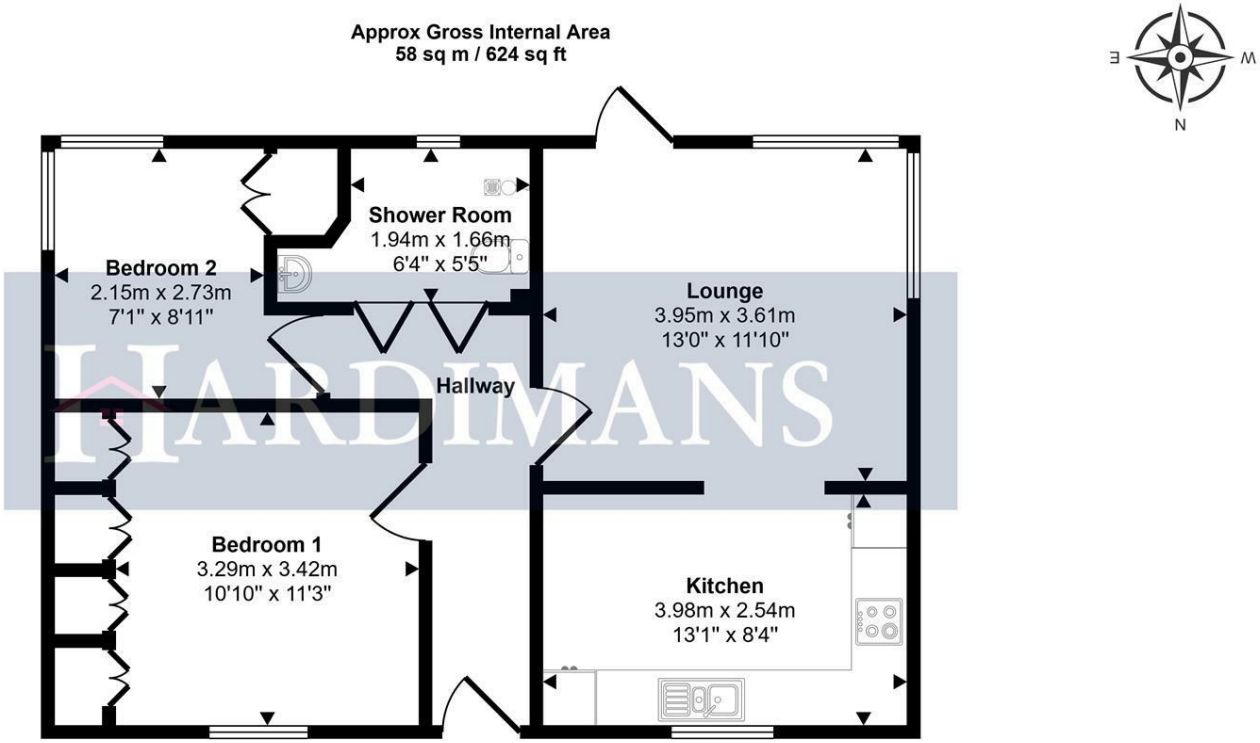
COUNCIL TAX BAND

A

MATERIAL INFO

This property has:
Mains Air source underfloor heating, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Ultrafast 10000mbps
* Mobile; EE, THREE, VODAFONE, 02 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.

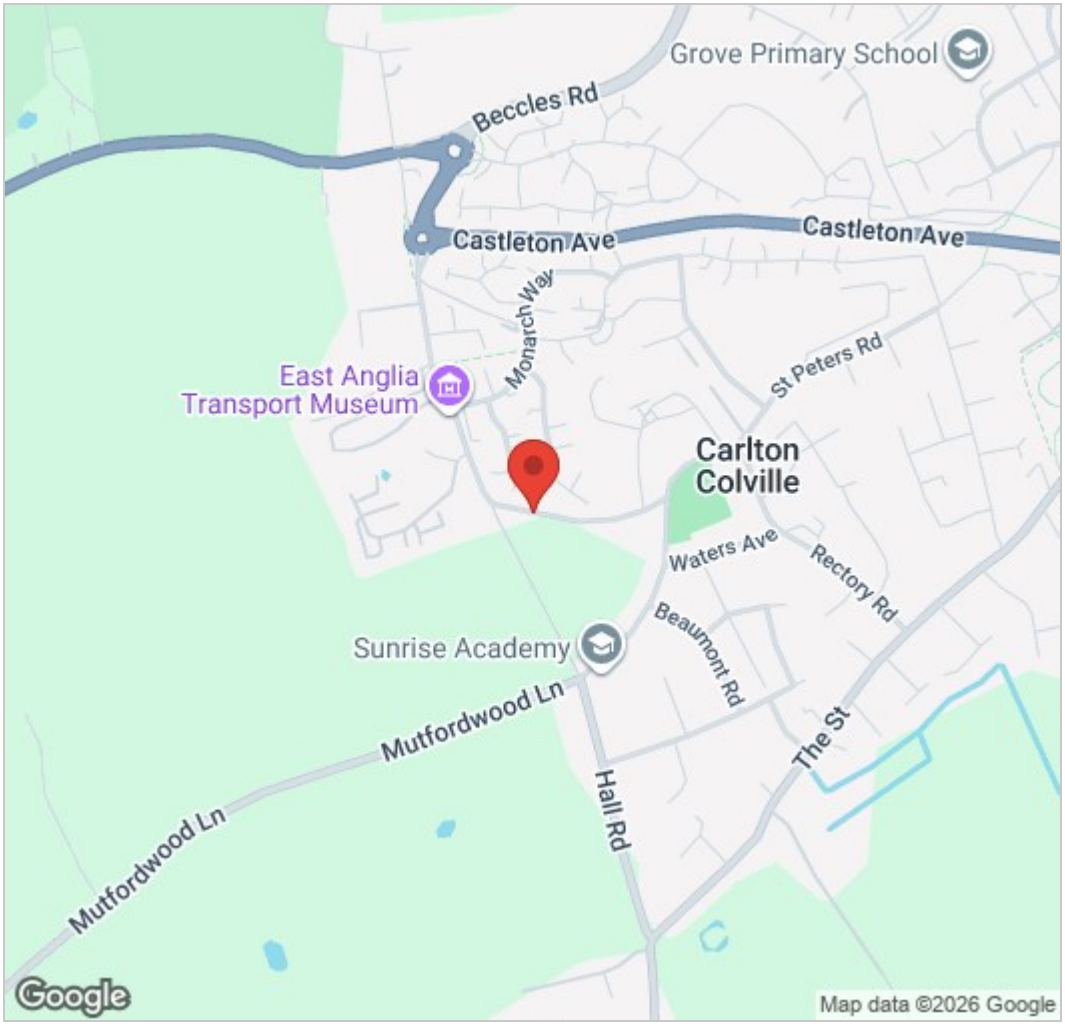
Floor Plan



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.

Area Map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Beccles Rd
Castleton Ave
Castleton Ave
Monarch Way
East Anglia
Transport Museum
St Peters Rd
Carlton
Colville
Waters Ave
Rectory Rd
Beaumont Rd
Sunrise Academy
Mutfordwood Ln
Mutfordwood Ln
Hall Rd
The St
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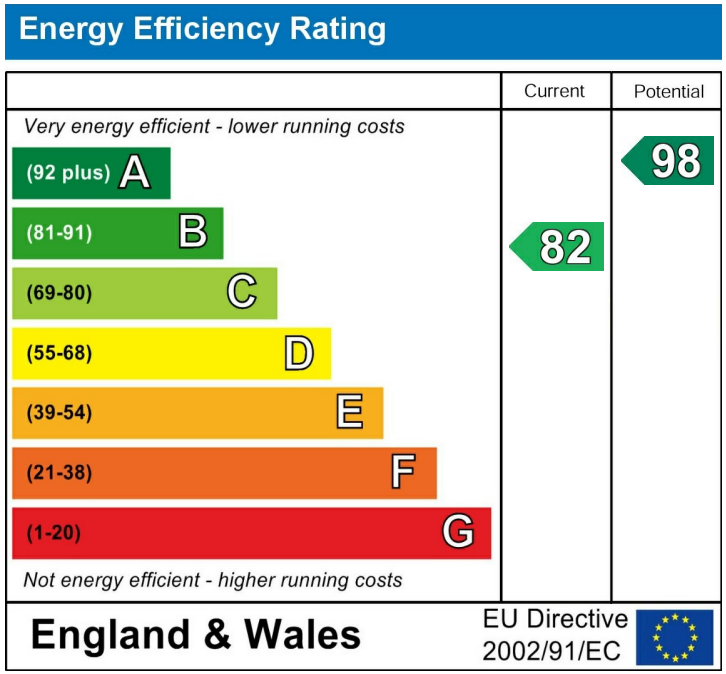
Energy Efficiency Graph



Viewing

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

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