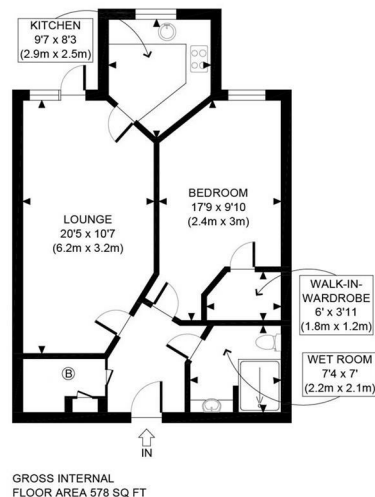




Council Tax Band: B

Holding Deposit*: £150

Security Deposit:** £3,346

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

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 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. All details referring to time and distances to localities are approximate. 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 rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

arla | propertymark
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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 06622199



2 Lancer House

Butt Road, Colchester, CO2 7WE

Spacious ONE BEDROOM apartment with an easterly aspect located on the GROUND FLOOR of Lancer House, McCarthy Stone Retirement Living Plus development situated in Colchester.

Rental Price

£2,900

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews



Property Features

- Ground floor property boasting with patio
- Walk in wardrobe in bedroom
- Parade of shops just a 2-minute walk away
- Social communal lounge and landscaped gardens
- Bistro-style Restaurant with daily fresh meals
- Estate Manager
- Personal care and lifestyle packages available
- Guess suite for visitors and Wellness Suite
- 24 hour call system and assistance (365 days a year)

McCarthy & Stone
Welcome Home.

2 Lancer House Butt Road, Colchester, Essex, CO2 7WE

About Lancer House
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 and numerous communal facilities, such as a communal lounge where social events take place, beautifully maintained landscaped gardens, a Wellness Suite in which to retreat and relax, a bistro-style restaurant which serves freshly prepared food daily at reasonable prices, and 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. The Wellness Suite offers a hair salon and treatment station, giving you the opportunity to book an appointment in advance and enjoy pampering all in the comfort of your development. There is also 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. 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. 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. 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.

Why rent?
The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are

swiftly sorted out for you

- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the Estate Manager and it's done..." Helen, McCarthy Stone tenant

Care & Support
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Lancer House we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable, helping with things like general cleaning or changing the bed, meal planning and preparation, bathing, showering and continence support, help with medication, personal shopping, dog walking, and more.

CQC Rating: Good
Inspected: May 2021
Report: <https://www.cqc.org.uk/location/1-8025248665>

Social Lifestyle
The Communal Lounge is at the heart of the community at Lancer House and is where the majority of social gatherings take place. Regular activities might include coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Lancer House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.



2 bed | Rental Price £2,900

About 2 Lancer House
Well-presented one-bedroom apartment situated on the ground floor of Lancer House, a McCarthy Stone Retirement Living Plus development in Colchester. The apartment offers a spacious open-plan living and dining area, with a separate modern fitted kitchen featuring integrated appliances. The generous bedroom benefits from fitted storage, while the contemporary shower room provides a level-access walk-in shower. The apartment also benefits from additional storage and a practical layout designed for comfortable and low-maintenance living.

What is included within your rent?

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Moving Made Easy
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.

Additional information

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

