

HARDIMANS



28 Carlton Hall Gardens, Chapel Road
Carlton Colville, Lowestoft, NR33 8BL
Offers Over £265,000



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**28 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 and also has the benefit of low running costs with air source underfloor heating with separate thermostats in most rooms and high levels of insulation. 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+.

**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.

ENTRANCE HALL

Wooden door with glass insert into entrance hall, access to loft with drop down ladder and coved ceiling.

SITTING ROOM

13'1 x 12'1 (3.99m x 3.68m)

windows to rear and side aspect, door to rear aspect, electric coal effect fire, opening into kitchen/dining room and coved ceiling.

KITCHEN/DINING ROOM

13'1 x 8'5 (3.99m x 2.57m)

window to front aspect, cupboards and drawers under, cupboards above, tile splash back, sink with drainer, electric hob, eye level built in oven, integrated fridge freezer, dishwasher and washing machine, spot light lighting and coved ceiling.

PRIMARY BEDROOM

11'3 x 10'10 (3.43m x 3.30m)

window to front aspect, built in wardrobes, Heatmiser controller and coved ceiling.

BEDROOM 2

9'2 x 7'2 (2.79m x 2.18m)

window to rear aspect, built in storage cupboard and coved ceiling.

BATHROOM

window to rear aspect, folding door, low level WC, vanity basin with cupboards under, walk in shower with hand rail and seat and chrome effect towel radiator.

OUTSIDE

Delightful and beautiful communal grounds. To the rear, delightful patio area taking full advantage of the sun with pleasant views over the communal green area. Outside brick built store/shed, large enough to store a mobility scooter if required.

TENURE

Freehold

COUNCIL TAX BAND

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MATERIAL INFO

This property has:

Mains Air source underfloor heating, Electric, water & sewerage

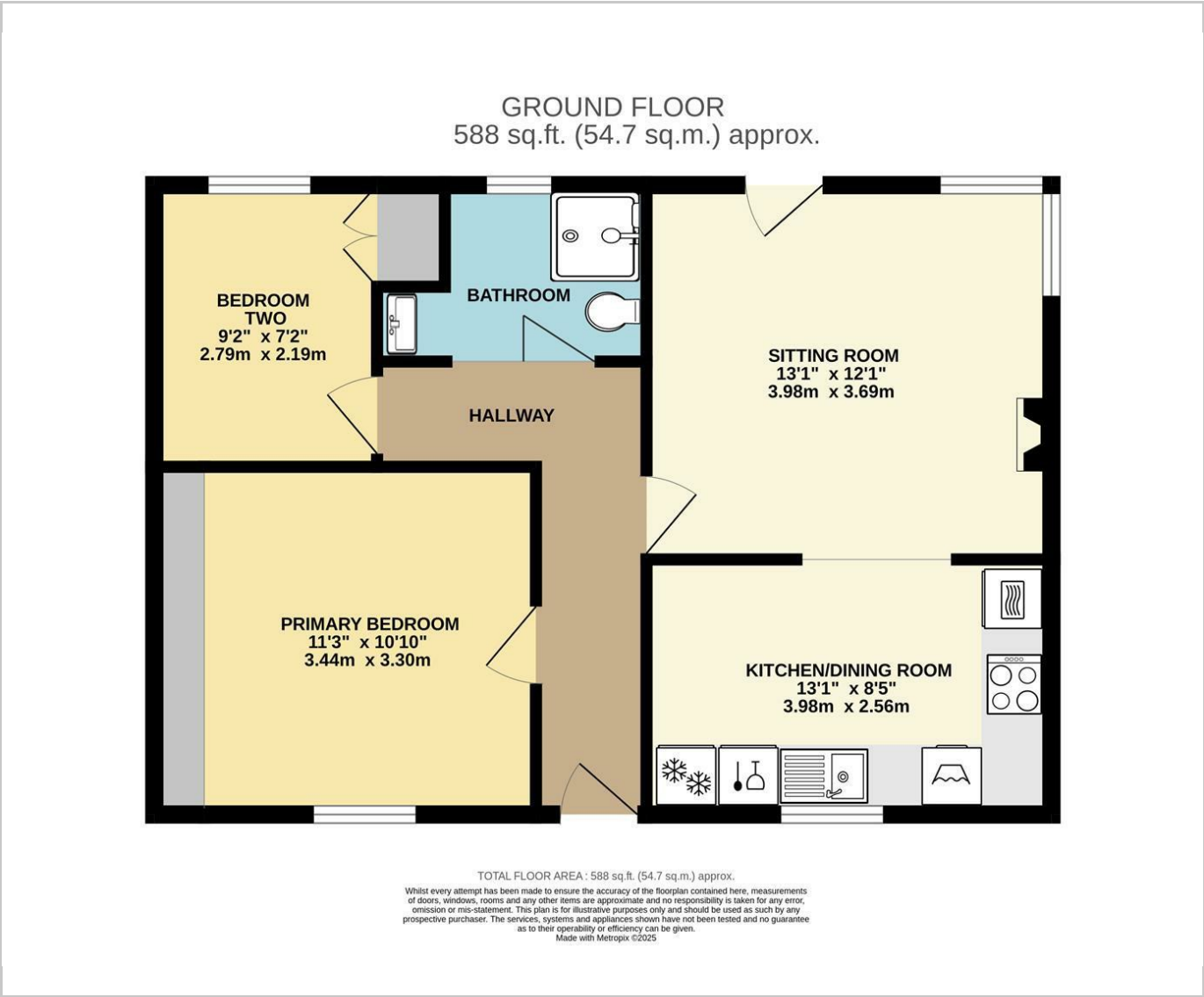
Flood Risk Info: Very low

* Broadband: ASDL - (Could achieve Ultrafast 10000mbps)

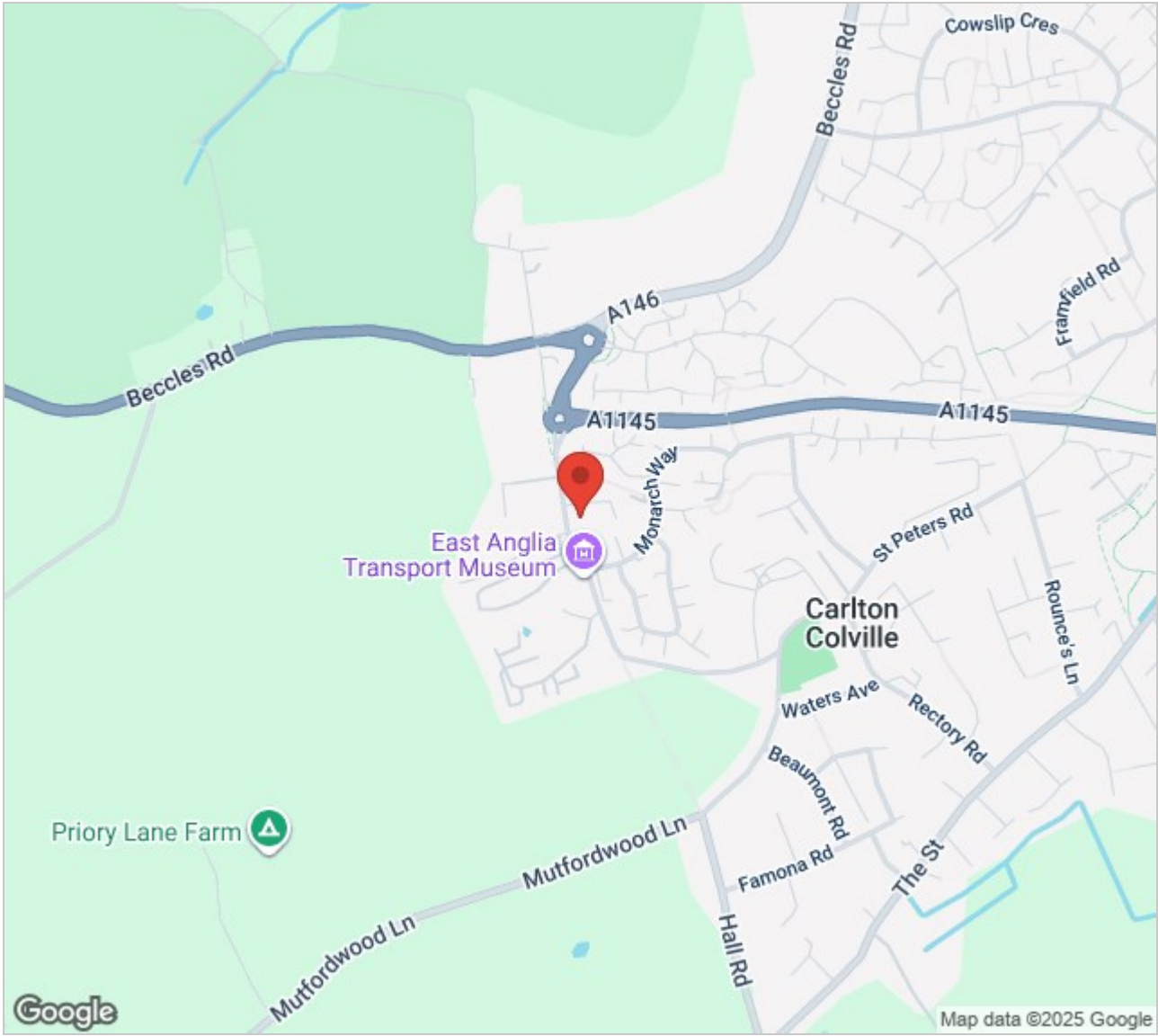
* Mobile: Good on the networks used (EE, THREE, 02, VODAFONE ALL LIKELY)

* 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.

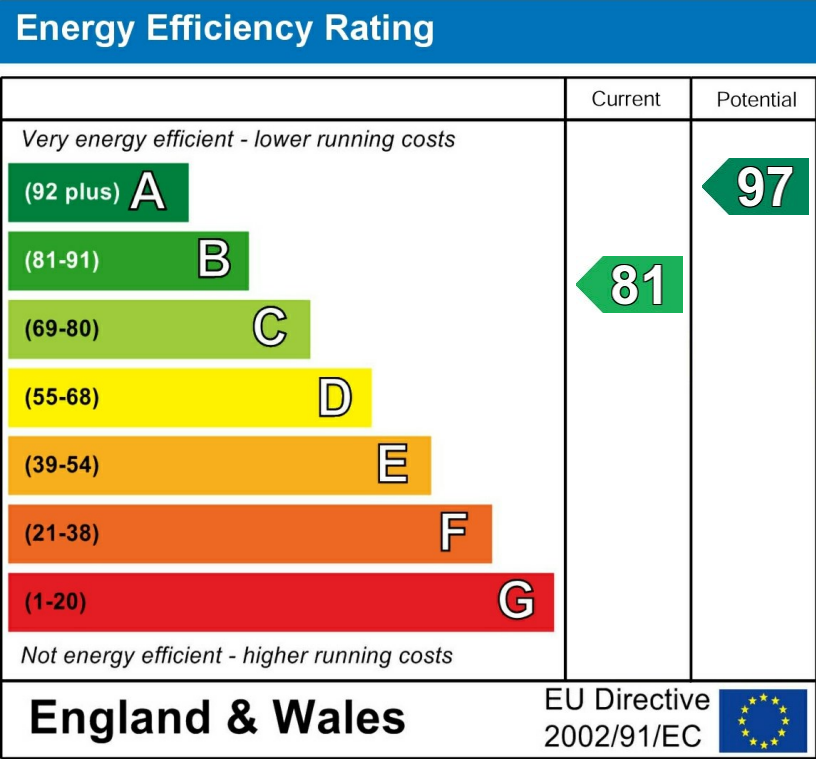
Floor Plan



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



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