

# Marram Green Kessingland



Assisted independent living

T: 01603 255444 E: [sales@flagship-homes.co.uk](mailto:sales@flagship-homes.co.uk) W: [flagship-homes.co.uk](http://flagship-homes.co.uk)



# Marram Green Kessingland

Marram Green is an outstanding new development comprising 32 two-bedroom assisted independent living apartments in the heart of Kessingland.





# the development



All apartments are self-contained, enabling residents to maintain their independence and privacy, yet still have access to the in-house care and support teams.

To become a resident you must be over 55 and in need of at least four hours care, support and help per week.

Flagship Homes is offering you the choice of outright sale or shared equity at this scheme.

These apartments will be sold on a leasehold basis, with Flagship responsible for repairs and maintenance in all shared areas.

The attractive landscaped grounds of Marram Green reflect the beauty of the local area. Kessingland lies between the towns of Southwold and Lowestoft on the Suffolk Heritage Coast – an area renowned for its strong sense of community.

Marram Green is conveniently linked to a new community library serving the village and surrounding area. The village has a number of small shops and supermarkets, several public houses and a beachfront restaurant. There are a number of good hotels and B&Bs within easy driving distance. Transport links are good, with the A12 bypassing the village and a mainline station at Lowestoft (London 2hrs 10 mins/Norwich 40 mins).

# the scheme



## Features

Marram Green residents can enjoy a range of services and facilities including:

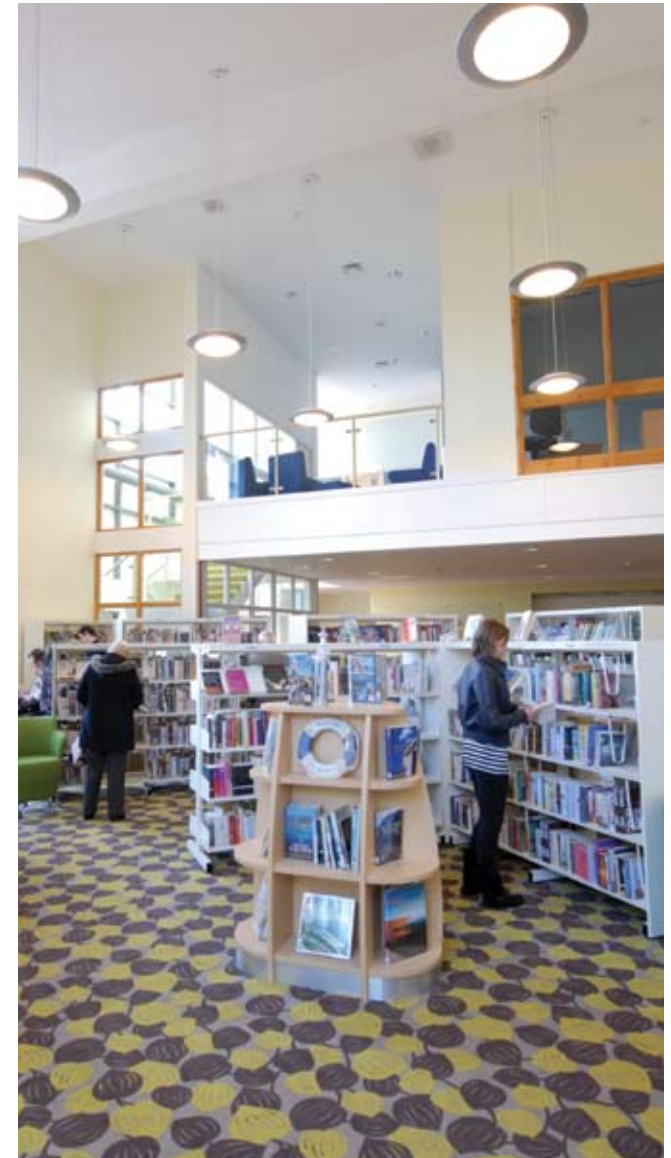
- Full time manager
- 24hr care and support on an individual basis
- Café/restaurant
- Community library
- Residents' lounge
- Party lounge
- Guest suite
- Laundry
- Gym
- Courtyard garden and landscaped grounds
- Hairdressing salon
- Lifts



## Service charge

A service charge will be payable by all Marram Green residents.

Part of this charge contributes towards maintaining your first-class care and wellbeing services. The other part pays for personal and communal heating, lighting and all other electricity. It also contributes to the provision and maintenance of lifts, fire alarms, fire safety systems and security systems. In addition, the charge covers caretaking and cleaning, laundry and bathing equipment, special warden call and door entry systems, gardening, window cleaning and maintenance of the parking areas.



# specification

## Apartment specifications

- Fitted kitchen including:
  - Oven and hob
  - Fridge freezer
  - Washer/dryer
  - Dishwasher
- En suite wet room
- Separate cloakroom
- Balcony to first floor apartments
- French windows to ground floor apartments
- Gas central heating
- Emergency call facility
- Carpeting to hallway, living room and bedrooms
- Flooring to kitchen, wet room and cloakroom
- Full double glazing
- 10 year NHBC guarantee

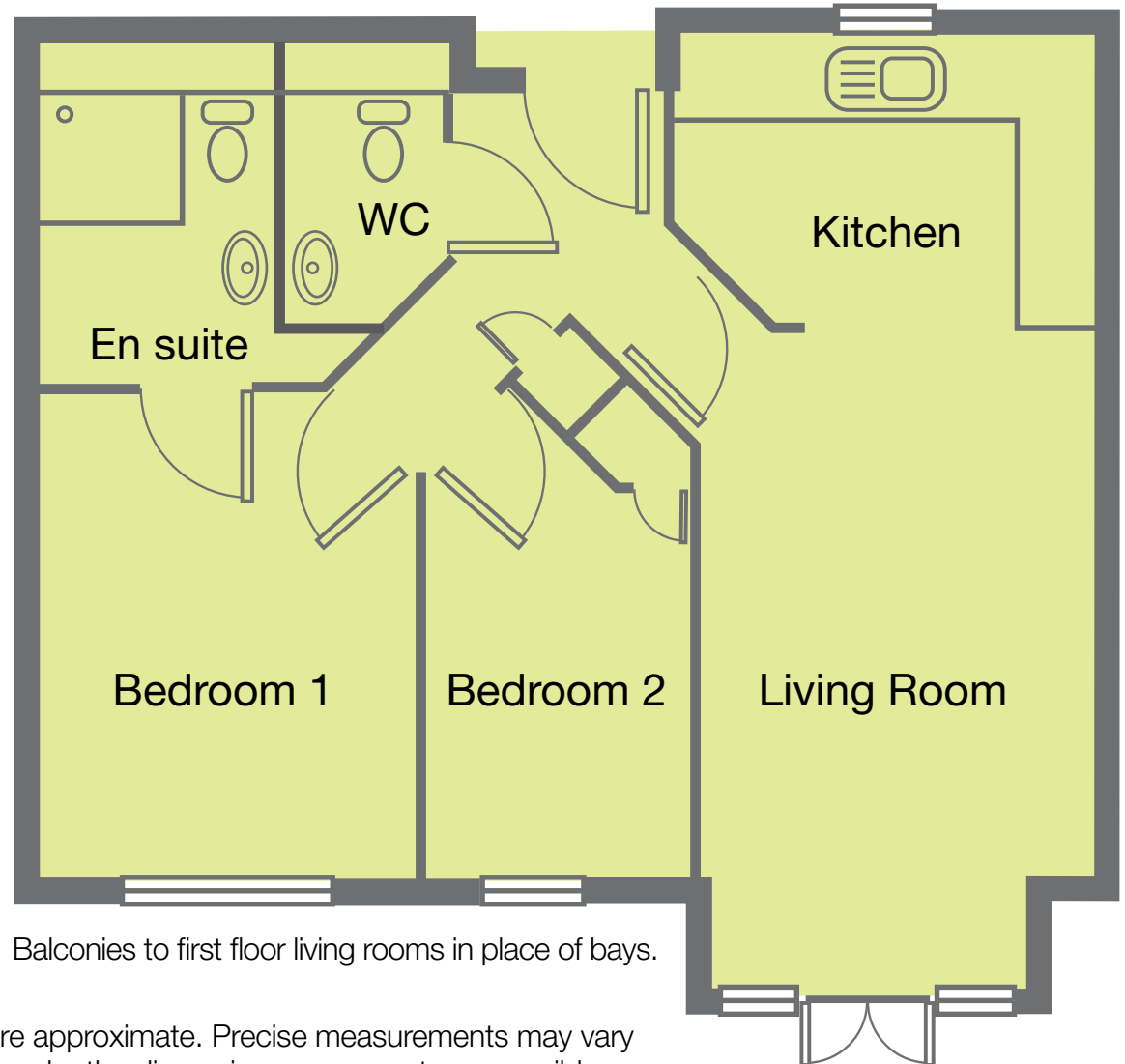


# apartment and site layout

Site map



Typical room layout







Balconies to first floor living rooms in place of bays.

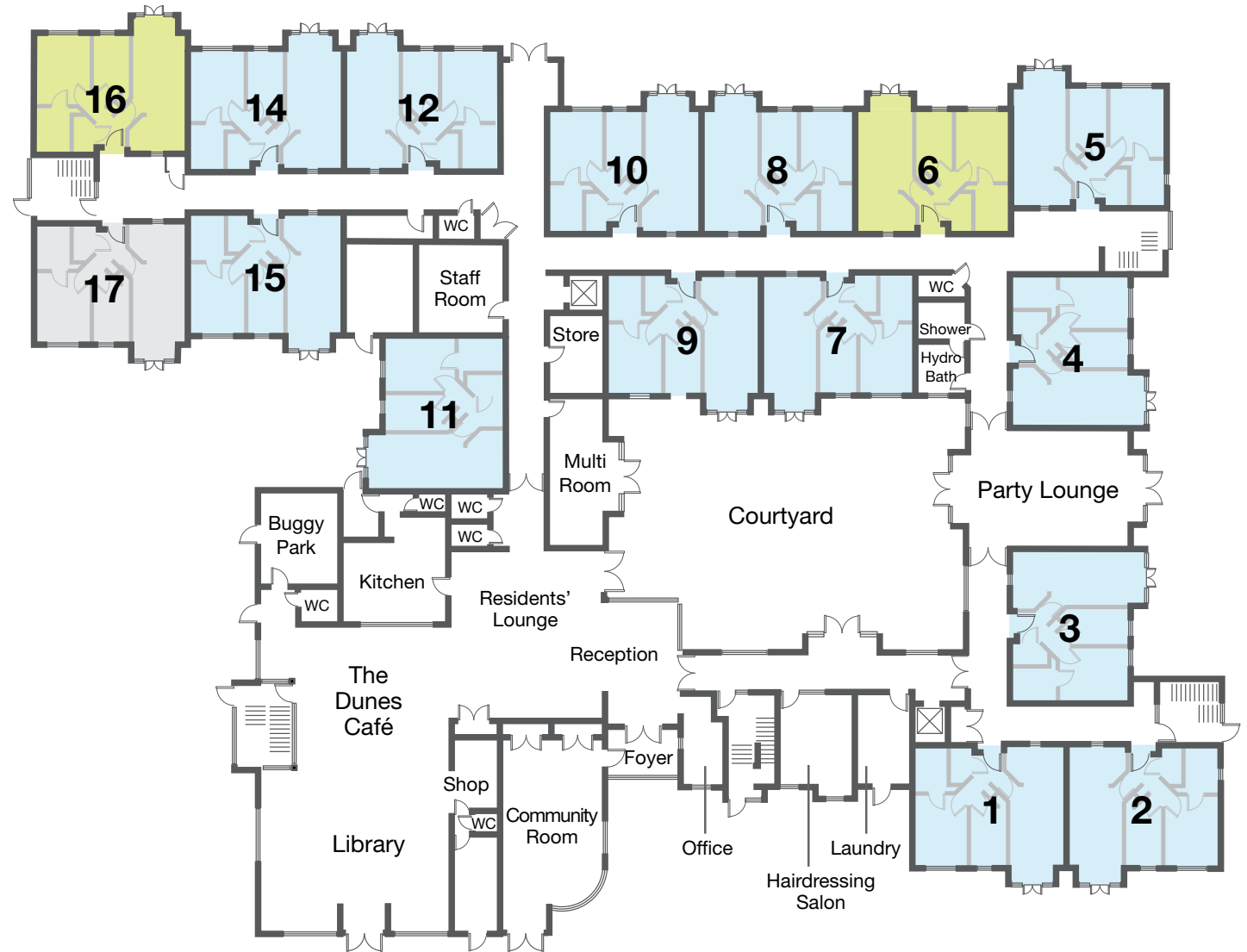
## Room dimensions

<b>Kitchen</b>	3.38m x 2.20m	(11'1" x 7'3")
<b>Living Room</b>	4.86m x 3.16m	(15'11" x 10'4")
<b>Bedroom 1</b>	4.27m x 3.22m	(14' x 10'7")
<b>Bedroom 2</b>	3.50m x 2.39m	(11'6" x 7'10")
<b>En suite</b>	2.75m x 2.02m	(9' x 6'8")
<b>WC</b>	2.18m x 1.36m	(7'2" x 4'6")

The dimensions shown on the floor plans of these apartments are approximate. Precise measurements may vary from those shown although every endeavour has been made to make the dimensions as accurate as possible.

# ground floor

-  Available apartments
-  Occupied apartments
-  Show flat
-  Lift





# first floor

-  Available apartments
-  Occupied apartments
-  Lift



# Marram Green Kessingland



If you'd like this 'Marram Green' brochure in large print, Braille, audio format, or translated into another language, please call Flagship Response on **0845 601 3390**.

**POR** Se pretende esta informação em letra grande, Braille, áudio ou traduzida num outro idioma, por favor contacte a Flagship Response pelo **0845 601 3390**.

**POL** Jeżeli pragną Państwo otrzymać niniejsze informacje w dużym druku, alfabecie Braille'a, w formacie nagrania audio lub przetłumaczone na inny język, prosimy o kontakt telefoniczny z Flagship Response pod numerem **0845 601 3390**.

**RUS** Если вам нужна эта информация крупным шрифтом, шрифтом Брайля, в аудиоформате или в переводе на другой язык, обращайтесь в диспетчерскую службу 'Flagship Response' по тел. **0845 601 3390**.

**LIT** Jei ši informacija reikalinga dideliu šriftu, Brailio raštu, garso įrašu ar išversta į kitą kalbą, prašom skambinti 'Flagship Response' grupei telefonu **0845 601 3390**.

**SYL** আফনার যদি এই তথ্যাবলী বড় হরফ, ব্রেইল, অডিও ফরম্যাট বা অন্য কোন ভাষায় অনুবাদ করা অবস্থায় পাওয়ার দরকার অয়, তবে দয়া করি **0845 601 3390** নম্বরে ফ্ল্যাগশিপ রেসপন্স-কে ফোন করবা।

These particulars are set out as a general outline only for guidance of intending purchasers and do not constitute a part of an offer or contract. All descriptions, references to conditions and necessary permissions for use and occupation and other details are given having (for the purpose of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the Vendor. It is the responsibility of any intending purchaser to satisfy themselves as to the basis upon which they make an offer. The making of any offer on this property will be taken as an admission by the intending purchaser (a) that they have relied solely upon their own judgement and (b) (to the extent that they have not personally verified the information in these particulars) they have noted and accepted the qualification and disclaimer set out above and (c) that in entering into any contract pursuant to any such offer, they shall have relied solely upon their own inspection and enquiries and the terms of such contract. Nothing in these particulars or any related discussion forms part of any contract unless expressly incorporated within a subsequent agreement.





Marram Green, Hall Road, Kessingland, Suffolk NR33 7AH



Flagship Homes  
Keswick Hall  
Keswick, Norwich  
Norfolk NR4 6TJ

T: 01603 255444

F: 01603 255450

E: [sales@flagship-homes.co.uk](mailto:sales@flagship-homes.co.uk)

W: [flagship-homes.co.uk](http://flagship-homes.co.uk)

Trading Activity of the Flagship Group  
An Exempt Charity

For further assistance, please contact the Flagship Homes Sales Team

📞 **01603 255444** [sales@flagship-homes.co.uk](mailto:sales@flagship-homes.co.uk)