Marram Green Kessingland

Assisted independent living

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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).
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

Room dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>(in feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>3.38m x 2.20m</td>
<td>11'2&quot; x 7'3&quot;</td>
</tr>
<tr>
<td>Living Room</td>
<td>4.86m x 3.16m</td>
<td>15'11&quot; x 10'4&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.27m x 3.22m</td>
<td>14' x 10'7&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.50m x 2.39m</td>
<td>11'6&quot; x 7'10&quot;</td>
</tr>
<tr>
<td>En suite</td>
<td>2.75m x 2.02m</td>
<td>9' x 6'8&quot;</td>
</tr>
<tr>
<td>WC</td>
<td>2.18m x 1.36m</td>
<td>7'2&quot; x 4'6&quot;</td>
</tr>
</tbody>
</table>

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.

Balconies to first floor living rooms in place of bays.
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.

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SYL 아형나르 핧디 이 틈화물비 뱌드 홀르프, 브레일, 오디오 프로마트 타 요나 코건 보아야 아무바드 카라 아바수렌 파워라 다다카 아요, 태베 데야 카리 0845 601 3390 납데어 플래지𫟹 렔샵갈-케 핧단 카라바.

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.