



Mere View

Haughley

Guide Price £100,000

LACY SCOTT
& KNIGHT

est. 1869

Flat 20, Mere View

Thompson Close | Haughley | Stowmarket | IP14 3GQ

Village 0.5 miles, Stowmarket 2.5 miles, A14 2 miles

A well-presented 2-bedroom self-contained first floor flat within a very sheltered complex which offers a range of communal facilities with the development being located near to amenities offered by the village itself. Designed for the over 55s.

Entrance Hall | Sitting Room/Dining Room | Kitchen | 2 Bedrooms | Wet Room Shower | Retirement Development For Over 55's | First Floor Apartment With Lift | Underfloor Heating (included in service charge) Landscaped Communal Gardens | Communal Lounge & Dining Room | 75% Shared Ownership

20 Mere View

This first floor flat is positioned in the highly regarded Mere View development. The entrance hall leads to all principal rooms. The kitchen comprises hob, oven, fridge/freezer, and spaces for dishwasher and washing machine. The master bedroom has access to an en suite wet room, which benefits from a range of vanity units.

These flats are purpose built and offer a range of communal facilities including communal entrance hall, residents lounge, café for residents and non-residents, laundry room, buggy store, communal gardens and lift to first floor level.

Location

Mere View is located at the northern end of Haughley which is a very popular village with easy access to the A14 trunk route at Junction 49, with the village itself providing Co-op, post office, church, vets, bakery, restaurant/takeaway, public house, and public transport.



Services

Mains water, electricity and drainage are connected.

Local Authority

Mid Suffolk District Council - Council Tax Band B.

Tenure

Leasehold 125 years from 2006.

Very Sheltered Accommodation

Residents of this complex must be a minimum of 55 years of age and must require a minimum of 2 hours assistance per week which can include such items as cleaning or shopping. We are

advised that there is assistance on site 24/7. Care can be purchased from Housing21 who operate Mere View.

Charges and Costs

Service Charge per month - £570.20

Hourly Care Charge - approx. £24 per hour, min 2 hours.

Utility Charge per month - £161.07

Agents Notes

Please note the heating and hot water costs are included in the service charge.



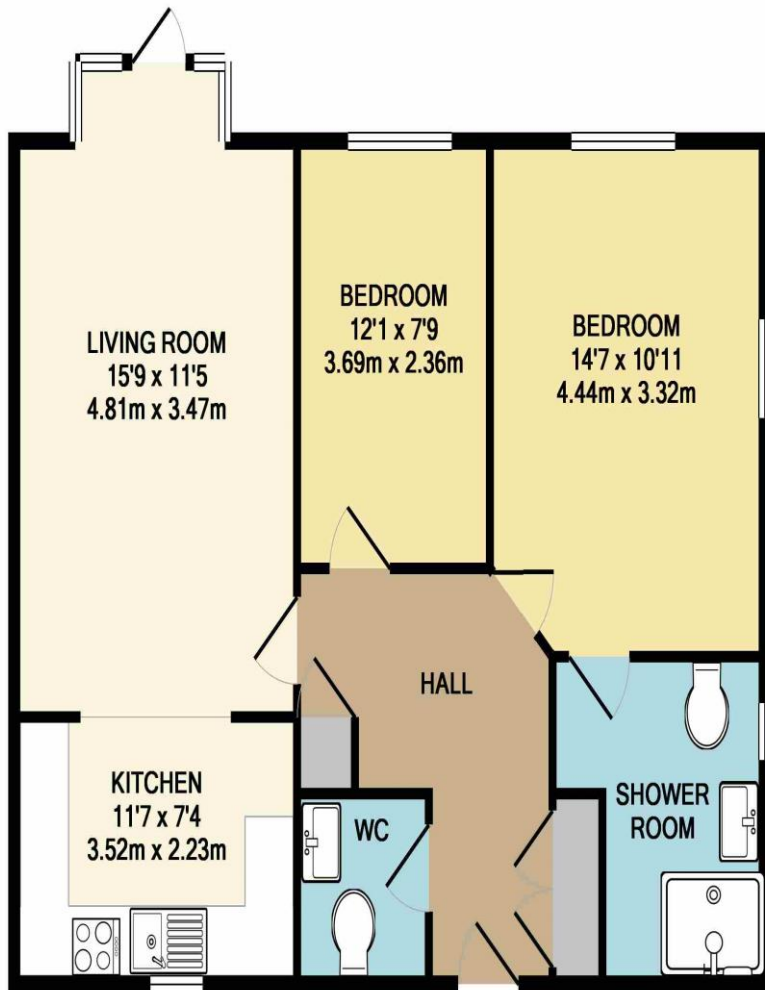
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2019

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN