



Mere View

Haughley

Asking Price £80,000

LACY SCOTT
& KNIGHT

est. 1869

23 Mere View

Thompson Close | Haughley | Stowmarket | IP14 3GQ

Village 0.5 miles, Stowmarket 2.5 miles, A14 2 miles

A well presented and larger than most 2 bedroom self-contained first floor purpose built flat, designed for the over 55's, which offers a range of communal facilities. The flat is in a good position with a door and Juliette balcony in the lounge providing an opportunity to enjoy fresh air and a panoramic view of the central community gardens from your armchair.

First Floor Flat | Entrance Hall | Living Room | Kitchen | Cloakroom | 2 Bedrooms | En Suite Wet Room Shower | Underfloor Heating | Communal Gardens | Communal Café/Dining Room | Communal Living Rooms | Communal Salon | Communal Laundry Room | Visitor Parking | Full Time Non Resident Manager | 75% Shared Ownership | No Onward Chain | Very Sheltered Accommodation

23 Mere View

This good sized first floor flat is well positioned within the highly regarded Mere View development.

Within the entrance hall there is a double door airing cupboard, plus further separate storage cupboard, with doors leading to all principal rooms, as well as the cloakroom comprising low flush wc and wash handbasin. The kitchen enjoys a range of wall, base and drawer units, including stainless steel sink unit, with splashback tiling, as well as integral oven, plus electric hob and extractor hood. There is also space and plumbing for a washing machine, as well as integral oven, hob and extractor hood. The living room benefits from a good level of natural light, provided by windows and glazed door which overlooks the communal garden. Both bedrooms also benefit from their own fitted sliding door wardrobes, with the principal bedroom also having its own ensuite wet room comprising tiled shower cubicle, wash handbasin and low flush wc.



Outside

The property benefits from the use of communal gardens as well as communal living rooms, café/dining room, laundry room and salon. Other features include visitor parking, as well as being set within a very well thought of and well served village.

Overall, taking into account the generous, as well as bright and airy living accommodation and the excellent range of communal services which the property benefit from, as well as the well thought of village in which the apartment is located, will ensure that this property attracts a wide range of interest and as such would recommend an early inspection to avoid disappointment.

Location

Mere View is within walking distance of the village of Haughley, which enjoys a range of facilities including Supermarket, Post Office, Bakery, Public House/Restaurant, Takeaway, and the Church. The village has convenient access to the A14.

Services

Mains electricity, water and drainage are connected.

Heating is provided by communal underfloor heating, with each room having its own thermostat and along with the hot water is included within the service charge.

Local Authority

Mid Suffolk District Council - Council Tax Band B.

Tenure - Leasehold - 125 Years from 2006.

Broadband Speed

Superfast Predicted of 77Mbps (source Ofcom).

Mobile Coverage

61% - 81% (source Ofcom).

Directions

From Stowmarket proceed westward towards Bury St Edmunds, and at the A14 interchange on the outskirts of the town take a signposted turning to Haughley. On entering the village turn right by the Co-op stores into Station Road before turning left after 50 yards into Grange Way, continue along here, where you will take the turning off to the right into Turner Lane, then turn left into Thompson Close, where Mere View will be found towards the end.

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 and is charged as an additional cost to the service charge. We are advised that there is assistance on site 24/7. Additional care can be purchased from Housing21 who operate Mere View.

Charges & Costs

Any purchaser would purchase 75% of the long leasehold, so there is no Ground Rent payable. We understand from the vendor that the current Service Charge for Flat 23 is approximately £542.87 per calendar month.

Agents Notes

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

what3words - evolves.hourglass.fires

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:-

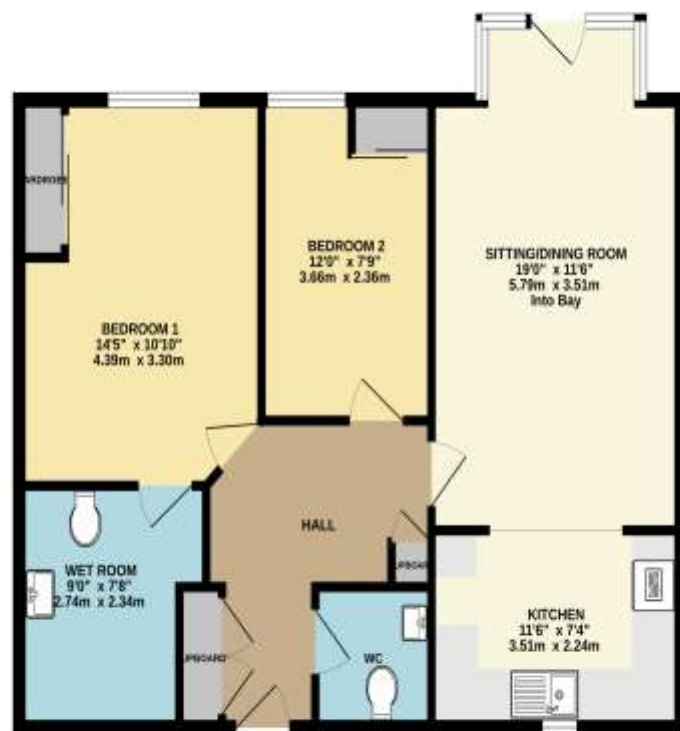
- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, 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.
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- 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 any 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.



Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of dimensions. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings.



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