



19 Mere View

Thompson Close, Haughley, Stowmarket

Guide Price: £85,000

LACY SCOTT
& KNIGHT
est. 1869

19 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 purpose built flat. Within a very sheltered complex offering a range of communal facilities and within walking distance of village shops.

First Floor Flat | Entrance Hall | Living Room | Kitchen | Cloakroom | 2 Bedrooms | Ensuite Wet Room Shower | Freshly Redecorated Including New Carpets | Communal Gardens | Very Sheltered Accommodation | Communal Dining & Living Rooms | Vacant Possession | 75% Shared Ownership | Designed For Over 55s

19 Mere View

Mere View has shown itself to be a very popular purchase for those requiring very sheltered accommodation within the village context. This first-floor flat is well presented with recently installed carpets, and repainted walls.

Upon first entering the flat, you are met with a spacious entrance hall with cloakroom to the right, and double door airing cupboard to the left. Further in is the principal double bedroom, and its own ensuite wet room comprising of a tiled shower, wash handbasin and wc. There is also a slightly smaller second bedroom.

Following through to the open plan kitchen/living room, the kitchen benefits from a range of wall, base and drawer units, including stainless steel sink unit, with splashback tiling, and includes an integral oven, hob and extractor hood.

Location

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



Mere View Facilities

The flats were purpose built in 2006, and enjoy communal entrance hall, residents' lounge, training room, café open for both residents and non-residents, laundry room, buggy store, conservatory, communal gardens, and a lift.

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.

Services

Mains electricity, water and drainage are connected. Heating is via a communal underfloor system, with individual room thermostats. Residents pay their own Council Tax, and electricity. Heating and hot water costs are included in the service charge.

Charges and Costs

There is no Ground Rent payable as the purchase is for 75%. We understand from the vendor that the current Service Charge for Flat 19 was approx. £566.89 per month between August to October 2025. This is inclusive of heating and hot water.

Tenure

The purchase is 75% of a leasehold (125 Years from 2006).

Local Authority

Mid Suffolk District Council - Council Tax Band B.

Broadband Speed

Superfast available - 77mbps/20mbps highest download/upload speeds (source Ofcom).

Mobile Coverage

EE, O2, and Three - Good outdoor service.

Vodafone - Good outdoor service, variable in-home service.

(Source: Ofcom)

Flood Risk

Very Low (Source: Gov.uk)

Directions (IP14 3GQ)

From Stowmarket proceed in a westerly direction towards Bury St Edmunds. 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.

What3words

///sailor.beauty.garages

Viewing

By appointment with the agents Lacy Scott & Knight.



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.

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.

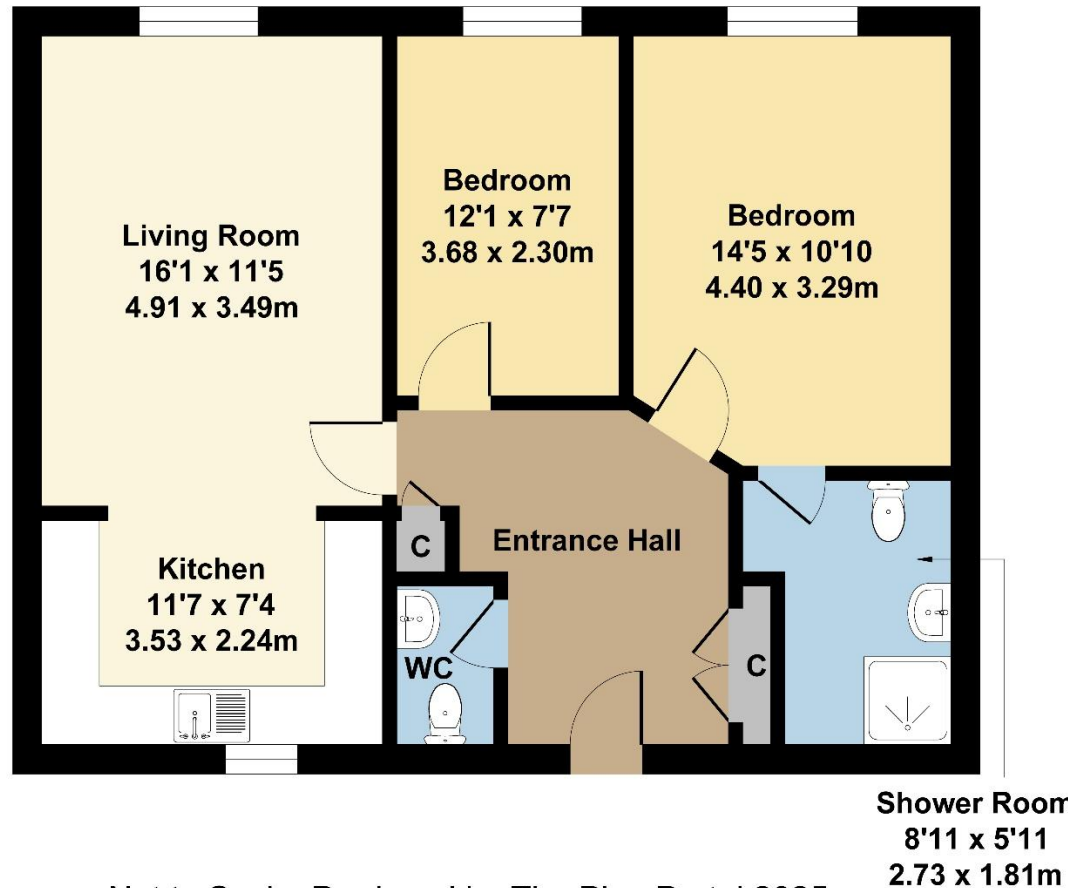
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19 Mere View, Haughley, Suffolk, IP14 3QG

Approximate Gross Internal Area
732 sq ft - 68 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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