



Mere View

Haughley

Guide Price £47,000



22 Mere View

Haughley | Stowmarket | IP14 3GQ

Stowmarket 2.5 Miles, Village Amenities 0.5 Miles, A14 (J49) 1 Mile

A first floor flat, with lift, single bedroom, in a purpose built very sheltered (over 55's) complex, offering a good range of communal facilities, in a popular village.

Entrance Hall | Cloakroom | Living Room | Kitchen | Bedroom | En Suite Wet Room | First Floor Flat With Lift | Good Range Of Communal Facilities | Very sheltered | For Over 55's | Service Charge Payable | Underfloor Heating (included in service charge | 50% Shared Ownership

22 Mere View

This flat enjoys west facing windows, at first floor level, but serviced by a lift and staircase with stair lift. The flat is ready for immediate occupation, in this popular purpose built very sheltered complex.

This flat has west facing windows. The living room has a bay window with Juliet balcony, whilst the kitchen enjoys built-in hob, oven, washing machine and fridge freezer.

Outside

Communal gardens.

Location

Mere View offers an excellent range of communal facilities. It is at the northern end of Haughley, which is a very popular

village, with easy access onto the A14 trunk route at Junction 49 about 1 mile away. The village facilities include a Co-op, Post Office, Church, Vets, Bakery, Restaurant /Takeaway, Public House and Public Transport.

Services

Mains water, electricity and drainage are connected, residents pay their own Council Tax and electricity, with heating from a communal underfloor system controlled by individual thermostats in each room.

Local Authority

Mid Suffolk District Council - Council Tax Band A.

Tenure

It is noted that the purchase is a 50% share of the long leasehold. 125 years from 2006.

Charges

There is a service charge payable for communal facilities, and also a rent element for the non-owned share.

Service Charge £571 per calendar month approx.

Utility Charge £121 per calendar month approx.

Minimum 2 hour per week Care Charge.

Mere View

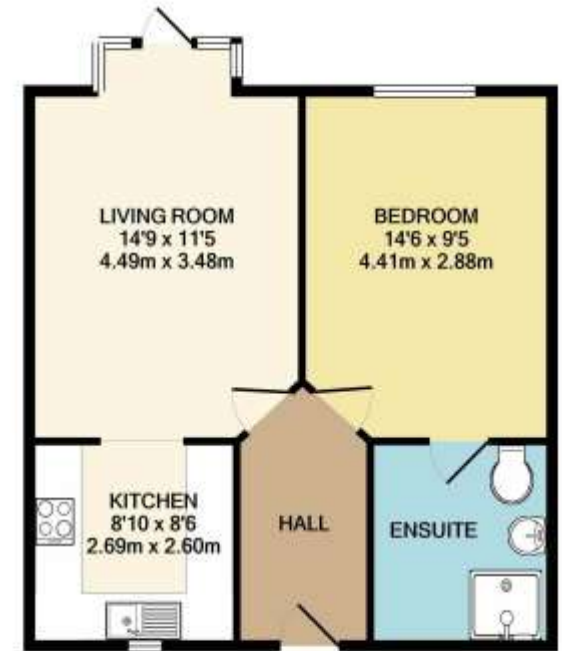
These flats were purpose built, and have a communal entrance hall, residents lounge, training room, café for residents and non-residents, laundry room, buggy store, conservatory, communal gardens, and a lift to the first floor.

Very Sheltered

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 Housing & Care 21, who operate Mere View.

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.



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 ©2020

**LACY SCOTT
& KNIGHT**
est. 1869
WWW.LSK.CO.UK

Tel: 01284 748600
10 RUSBYGATE STREET,
BURY ST EDMUNDS, IP33 3AA
Tel: 01449 612384
MARKET PLACE, STOWMARKET,
SUFFOLK, IP14 1DN

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 & 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.