



Mere View

Haughley

Asking Price £72,500

LACY SCOTT
& KNIGHT

est. 1869

Flat I

Mere View | Thompson Close | Haughley | IP14 3GQ

Village 0.5 miles, Stowmarket 2.5 miles, A14 2 miles

A well presented as well as larger than most 2 bedroom self-contained ground floor purpose built corner flat, designed for the over 55's, within a very sheltered complex which offers a range of communal facilities, with this flat also offering direct access to a patio area.

Entrance Hall | Living Room | Kitchen | Cloakroom | 2 Bedrooms | En Suite Wet Room Shower | Direct Access To Patio Areas From The Living Room | Communal Gardens | Ground Floor Corner Flat | Very Sheltered Accommodation | Communal Dining & Living Rooms | Vacant Possession | 75% Shared Ownership

I Mere View

This larger than most ground floor corner flat is well positioned within in the highly regarded Mere View development as it benefits from direct access to two separate patio areas including a very secluded one leading off from the living room.

The entrance hall leads to all principal rooms as well as a cloakroom comprising low flush wc and wash hand basin. The kitchen enjoys a range of appliances, including oven and hob, plus extractor hood. The living room benefits from a good level of natural light, as well as direct access to a patio area, whilst the principal bedroom offers a good level of natural light due to the dual aspect windows with further doorway leading to the en suite wet room comprising shower, wash hand basin and wc.

Overall taking into account generous, as well as bright and airy living space, the good condition in which it is offered and that it is ground floor with direct access to patio area from both the living room and the bedroom, will ensure that this property attracts a wide range of interest and as such would recommend an early inspection to avoid disappointment.



Outside

The property benefits from the use of communal gardens as well as a communal living rooms, dining room and laundry room.

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 speeds of 72Mbps (source Ofcom).

Mobile Coverage

Likely (source Ofcom).

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

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 15 is £9,285.12 per annum (approx) (£773.76 pcm approx).

Agents Notes

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

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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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Floor plan of a 3-bedroom apartment. The layout includes a Living Room (18'6" x 11'7", 5.64m x 3.52m), a Kitchen (11'7" x 7'3", 3.52m x 2.20m), three Bedrooms (12'1" x 7'10", 3.68m x 2.40m; 14'7" x 11'1", 4.46m x 3.38m; and 9'3" x 8'8", 2.82m x 2.64m), a Hall, a Bathroom (5'3" x 5'5", 1.60m x 1.54m), a Shower Room (9'3" x 8'8", 2.82m x 2.64m), a WC, and a Cupboard. The plan also shows a balcony and a terrace.

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