



12 Mere View - Ground Floor Retirement Flat Available

Thompson Close, Haughley, Stowmarket

Guide Price: £85,000

LACY SCOTT
& KNIGHT
est. 1869

I2 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 ground floor purpose built flat, featuring countryside views and designed for the over 55's. All within a very sheltered complex offering a range of communal facilities and within walking distance of village shops.

Ground Floor Flat | Entrance Hall | Living Room | Kitchen | Cloakroom | 2 Bedrooms | Ensuite Wet Room Shower | Communal Gardens | Very Sheltered Accommodation | Communal Dining & Living Rooms | Vacant Possession | 75% Shared Ownership

I2 Mere View

Mere View has shown itself to be a very popular purchase for those requiring very sheltered accommodation within the village context. This ground floor flat is well presented and enjoys it's own door accessing a secluded outside patio area.

Upon first entering the flat, you are met with a spacious entrance hall with cloakroom to the left, and cupboard to the right. Further in is the principal double bedroom, with its own ensuite wet room comprising of 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 a range of appliances, including fridge/freezer, washing/drying machine, as well as integral oven, hob and extractor hood. The living room benefits from a good amount of natural light.



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 that the Service Charge was approx. £570.26 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 Predicted of 77Mbps (source Ofcom).

Mobile Coverage

EE and Three - Good outdoor service.

O2 and Vodafone - Good outdoor service, variable in-home service.

(Source: Ofcom)

Flood Risk

Very Low (Source: Gov.uk)

Directions (IPI4 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



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

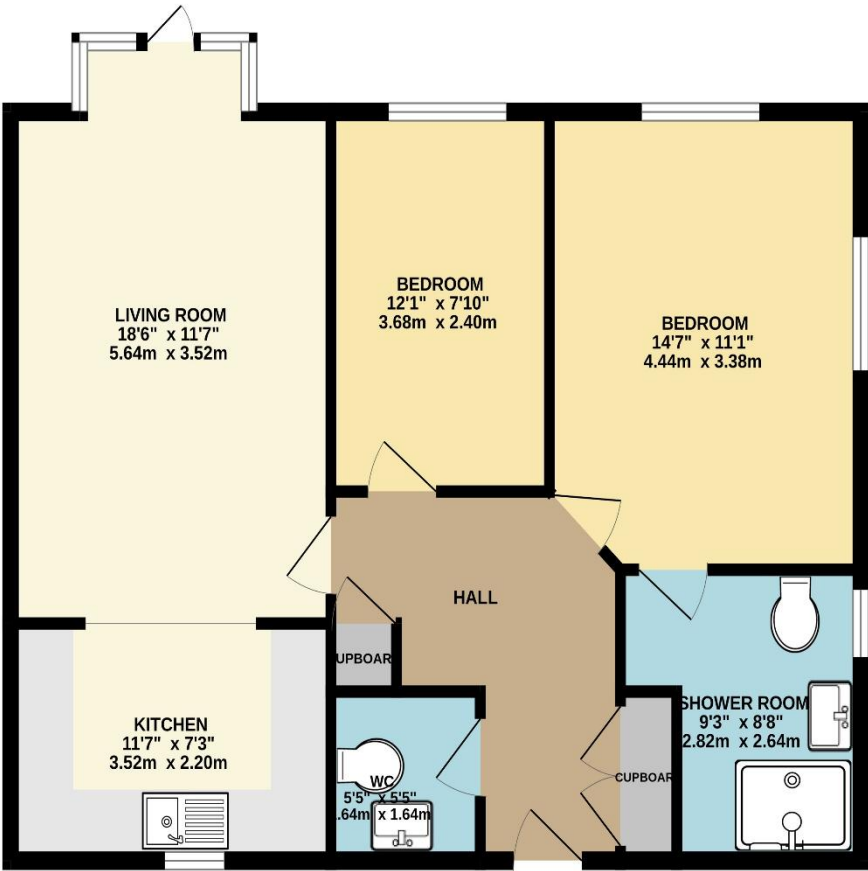
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either 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.

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024



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

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN