

Summary

A beautifully presented one bedroom apartment on the second floor of this exclusive retirement complex. The property is presented in fantastic condition throughout, and is located conveniently for the elevator. Beautiful accommodation & an owners lounge with regular social events.

Description

Approximate Room Sizes

THE PROPERTY This beautifully presented retirement apartment is perfectly located for the town centre & it's amenities. Churchill Retirement Living offer so many fantastic benefits including an owners lounge with regular social events, leaving you free to immerse yourself in the community spirit, but equally if tranquility and peace is what you are looking for, the apartment is tucked away in a quiet position on the second floor, located close to the elevator, making it easy to head out for the day, or to pop downstairs for a coffee with friends. The apartment itself offers plenty of space with a generous lounge boasting a Juliet balcony, a

fully fitted high specification kitchen, a spacious double bedroom with walk in wardrobe, & a stylish & convenient shower room.

Further benefits of the community include a 24 hour Careline system for safety & security, as well as an owners private car park.

ENTRANCE HALL

BEDROOM 13' 10" max x 14' 2" max (4.22m x 4.32m)

WALK IN WARDROBE

SHOWER ROOM 8' 3" x 6' 3" (2.51m x 1.91m)

LOUNGE 18' 6" x 9' 11" (5.64m x 3.02m)

KITCHEN 8' 3" x 7' 11" (2.51m x 2.41m)

LEASE INFORMATION Lease remaining 995 years. Service Charge (year ending 30/11/24): £2838.03 per annum.

Ground rent: £575.00 per annum. To be reviewed in 2026.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management. Service charges include: Careline system, buildings insurance, water & sewerage rates, Ground Source heating, communal cleaning, utilities & maintenance, garden maintenance, lift maintenance, lodge manager, and a contribution to the contingency fund.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Leasehold

Services – all mains services

Post Code – CB9 8AY

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Living	Length 18'-6" [5645] max	Width 9'-11" [3035] max
Kitchen	Length 8'-3" [2515] max	Width 7'-11" [2405] max
Shower Room	Length 7'-6" [2290] max	Width 6'-3" [1900] max
Bedroom	Length 13'-10" [4215] max	Width 14'-2" [4315] max
Walk in Ward	Length 5'-6" [1675] max	Width 4'-5" [1355] max
Arrows denote measurement distances ← 7'-8" [2325] →		



If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Weavers Lodge | Camps Road | CB9 8AY

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£210,000

- BEAUTIFUL ONE BEDROOM RETIREMENT APARTMENT
- SECOND FLOOR
- CLOSE TO ELEVATOR
- NO CHAIN
- ENERGY EFFICIENT HOME
- LODGE MANAGER 5 DAYS A WEEK
- OWNERS LOUNGE WITH REGULAR SOCIAL EVENTS