

# Bychoice

ESTATE AGENTS



Cleves Lodge, Camps Road, Haverhill, Suffolk

£POA



## Property Summary

COMING SOON. A collection of 3 beautiful cottages in the latest development by Churchill Living in a prime Haverhill location. Register your early interest today!

- Exclusively for the over 60s
- Access to social events with exclusive Lodge Club Membership.
- Private allocated parking
- Landscaped garden
- Kitchen/dining area



### About the Cottages

Our developments have been carefully designed to make life easier, leaving you free to enjoy your retirement. All apartments are completely self-contained with their own front door, providing you with privacy and peace and quiet when you want it. There is a choice of one-and two-bedroom apartments, and they may all vary slightly when it comes to dimensions and position of rooms.

Kitchens are tiled with colour-coordinated worktops and come with integrated appliances.

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to ensure everything is running smoothly

### About the Cottages

Our exclusive cottages are fully self-contained, each featuring a private garden and designated parking. You can still enjoy the social benefits of the Lodge through the Lodge Club membership.

### About the Development

This stunning development of one and two bedroom apartments exclusively for the over 60s is in a fantastic, central location, close to all the essential amenities and public transport. Bakers Lodge includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and tourist attractions, so you can enjoy an independent, active retirement.

### Social and communal lifestyle

Communal grounds are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

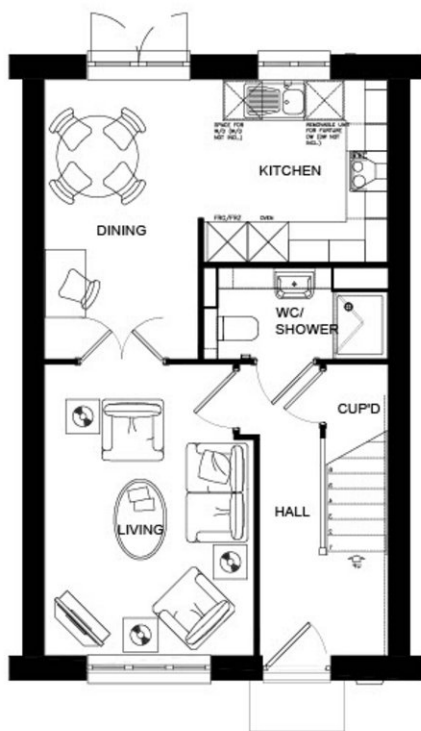
### Safety and security

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

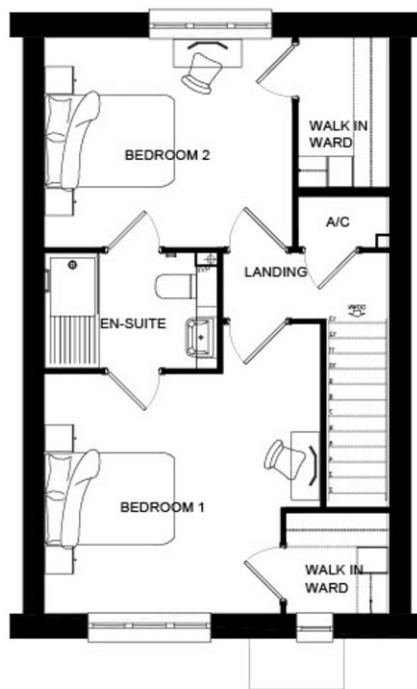
- Exclusively for the over 60s
- Access to social events with exclusive Lodge Club Membership.
- Private allocated parking
- Landscaped garden
- Kitchen/dining area
- Walk-in wardrobe in main bedroom
- Energy efficient and economical heating
- En-suite and shower room
- Lodge Manager
- Secure camera entry system





Living	Width	10'-2" [3090]	max	Length	14'-1" [4290]	max
Dining	Width	7'-5" [2265]	max	Length	13'-6" [4110]	max
Kitchen	Width	8'-9" [2675]	max	Length	8'-11" [2710]	max
Shower Room	Width	4'-5" [1350]	max	Length	8'-11" [2710]	max
7'-8" [2325]		Arrows denote measurement distances				

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press.



Bedroom 1	Width	13'-4" [4065] max	Length	11'-7" [3530] max
Bedroom 2	Width	12'-0" [3655] max	Length	10'-2" [3085] max
En-suite	Width	8'-4" [2540] max	Length	5'-7" [1705] max
7'-8" [2325]		Arrows denote measurement distances		

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## Additional Information

**Tenure:** Leasehold

**Council Tax Band:** TBC

**Local Authority:** West Suffolk Council

**Post Code:** CB9 8AY

**Viewings by appointment only**

**Tel:** 01440 768919

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for 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.