





This generously spaced first-floor retirement apartment, featuring 2 bedrooms with a view of the communal gardens, is available for sale chain free as 75% shared ownership. The residence is part of a fantastic complex that prioritizes safety and peace of mind, offering 'in-house' client care along with various amenities. Enjoy the advantages of a private home while being part of a vibrant community with engaging activities. Situated in the sought-after village of Haughley, this property includes communal gardens and convenient parking. Explore our 3D video tour and book your viewing today!

Hallway

10' 5" x 8' 8" (3.17m x 2.64m)

Cupboard housing consumer unit, airing cupboard, smart intercom unit.

Living Room

16' 1" x 11' 6" (4.90m x 3.50m)

A large inviting room with a Juliet balcony and window to rear, open to kitchen.

Kitchen

11' 6" x 7' 3" (3.50m x 2.21m)

A range of wall and base, cupboard and drawer units, tiled floor and partly tiled walls, stainless steel sink and drainer, electric ceramic hob, extractor fan, space and plumbing for washing machine, space for upright fridge/freezer, eye level oven.

Bedroom 1

14' 4" x 10' 9" (4.37m x 3.27m)

A large double room with built in wardrobes, window to rear.

Wet Room En Suite

9' 0" x 6' 2" (2.74m x 1.88m)

Shower with curtain, WC, pedestal wash basin, built in cupboard, heater, partly tiled walls.

Bedroom 2

12' 1" x 7' 8" (3.68m x 2.34m)

Double, built in wardrobe, window to rear.

Cloakroom


5' 3" x 5' 3" (1.60m x 1.60m)

WC, pedestal wash basin.

Agent's Note

The lease is 125 years from 2006. The service charge is currently £755.30 per month on a 75% ownership. There is no further ground rent on this. This includes heating and water for the flat service charge. Electricity is not included. There are laundry services available, and the property has a smart intercom service in the hallway. Residents at Mere View must be a minimum of 55 years of age, and the service charge includes a minimum of two hours assistance each week if needed, which can include cleaning, shopping or personal assistance. There is assistance on site available 24/7, and additional care is available from Housing21 who operate the property and own the freehold. Residents are provided with an emergency alarm pendant.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.