



Weavers Lodge, Haverhill, CB9 8AY



## Weavers Lodge

Camps Road, Haverhill,  
CB9 8AY

- Exclusive Over 60s Development
- Close To Town Centre & Amenities
- 24 Hour Support System
- Owners Lounge & Coffee Bar
- Intruder & Fire Alarms Installed
- Residents Parking
- Beautiful Communal Gardens
- Lift To Floors

An extremely spacious one bedroom second floor apartment situated in this exclusive over 60s Churchill development. The property is within easy access of the town centre and its amenities. The property enjoys a fully fitted kitchen, generous lounge / dining room and shower room. (EPC Rating B)



**Guide Price £199,995**

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasium, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.



Hall Doors providing access to all rooms, large built in cupboard providing a good storage space, door to:

Sitting/Dining Room 5.88m (19'4") x 3.20m (10'6") Window to rear, feature log effect electric fireplace, radiator, door to:

Kitchen 2.46m (8'1") x 2.38m (7'10") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and washing machine, fitted eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, window to rear.

Bedroom 1.4.76m (15'7") x 2.82m (9'3") Window to rear, fitted double wardrobe(s) with mirrored sliding doors, hanging rails and shelving, radiator, sliding door, door to:

Shower Room Fitted with a three-piece suite comprising a double shower enclosure with power shower over and glass screen, vanity wash hand basin with mixer tap and low-level WC full height tiling to all walls.

#### OUTSIDE

Beautifully landscaped gardens are all maintained for you, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep. 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. The Owners' Lounge is also home to a variety of events throughout the year, from cheese and wine evenings to keep fit classes, there is always something to get involved in.

**LEASE DETAILS LEASEHOLD -**  
999 years from June 2019

**Ground rent - £575 per annum**

**Service charge- £2779.90 per annum Approximat**  
Both of these are charged over a 6 month period - the next charge is due from

**1st June to run until November.**

#### SAFETY & 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 is connected to a 24 hour support system, so in the event of an emergency, you have direct contact to either the Lodge Manager, or a member of the call-centre support team. 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 that you might need

#### VIEWINGS

By appointment through the Agents.

#### SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

#### MATERIAL INFORMATION -

Tenure - Leashold

- Length of lease 996 years remaining

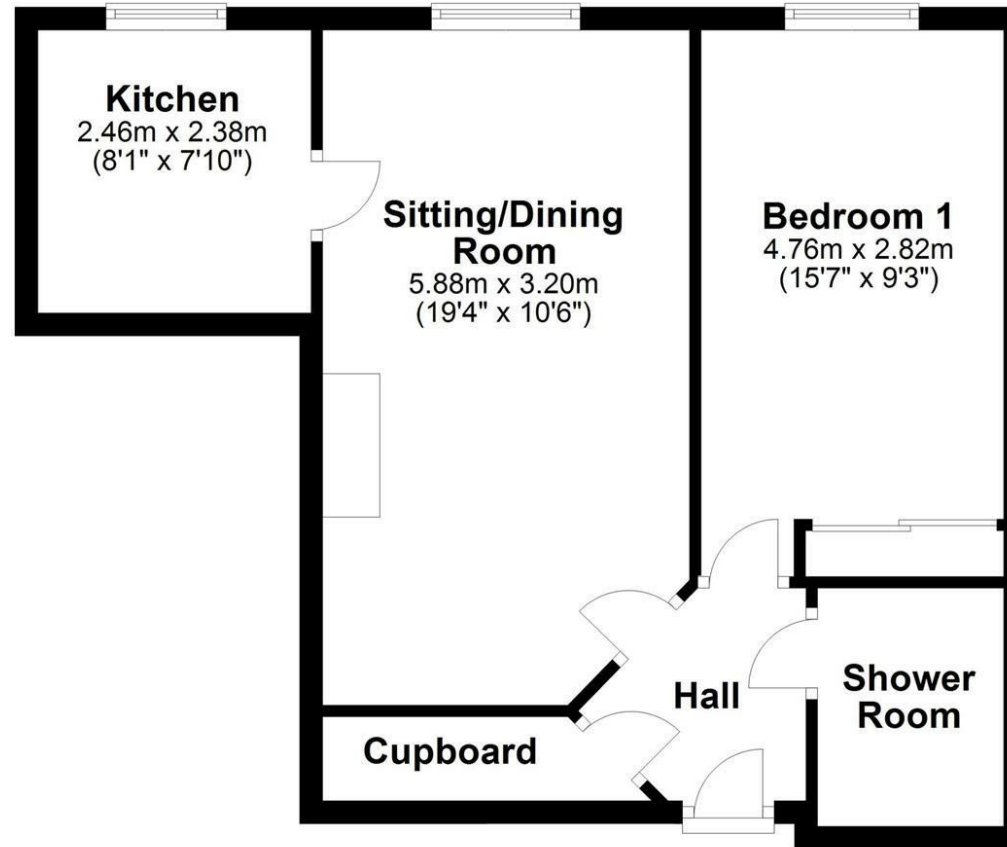
- Annual ground rent amount £625 P.A

- Ground rent review period - Charged over 6 month period

- Annual service charge amount £2500 Per Annum

## Ground Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



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

Guide Price £199,995

Tenure - Leasehold

Council Tax Band - B

Local Authority - West Suffolk Council

Total area: approx. 47.2 sq. metres (508.6 sq. feet)

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**CHEFFINS**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.