

1 Mere View

Thompson Close, Haughley, Suffolk IP14 3GQ

PROPERTY CONSULTANTS

ML Property are pleased to offer for sale this ground floor 2 bedroom apartment situated in the popular Mere View development for over 55s in the popular well served village of Haughley.



shared ownership

£50,000

x2 x1 epc D

at a glance

- 2 Bedroom ground floor apartment
- Situated within the popular Mere View development
- En-Suite wet room off the main bedroom
- Situated in the well served popular village of Haughley
- Shared ownership (75% purchase)
- Offered for sale with No Onward Chain
- Superbly presented with new floor coverings and newly decorated throughout
- Please communal gardens

GIRAFFE360

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The property which is situated within the popular Mere View development affords the following accommodation - hall, cloakroom, sitting room and kitchen, a main bedroom with shower room en-suite and a second bedroom. Externally the property benefits from use of the well presented gardens and patios around the complex.









location

The property is situated in the picturesque and historic village of Haughley provides a good range of everyday amenities including general stores, post office, bakery, village pub and Church. Convenient access is afforded to the A14 linking the midlands the east coast ports and London via the M11. The nearby market town of Stowmarket (approximately 3 miles) provides an excellent range of everyday amenities together with a main line rail link to London's Liverpool Street.

Tenure

Leasehold - 125 Years from 2006

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. We are advised that there is assistance on site 24/7. Care can be purchased from Housing21 who operate Mere View.

Charges and Costs

Any purchaser would purchase 75% of the long leasehold, so there is no Ground Rent payable. We understand from the vendor that the current Service Charge and rent for Flat 1 is £542.87 per month.



accommodation

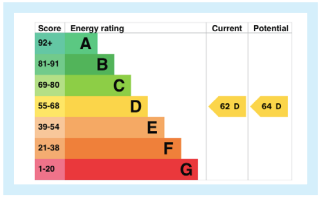
Hall	
WC	
Sitting Room	5.73m (18'9) x 3.44m (11'3)
Kitchen	2.19m (7'2) x 3.47m (11'4)
Bedroom 1	4.34m (14'2) x 3.26m (10'8)
En-Suite (Wet Room)	2.68m (8'9) x 1.84m (6'0)
Bedroom 2	3.61m (11'10) x 2.31m (7'6)

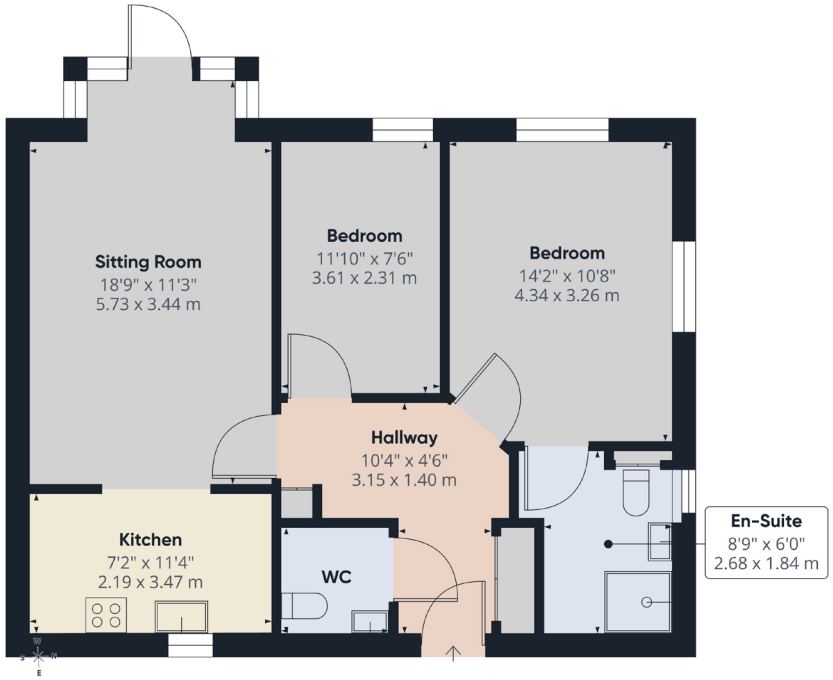
services

Mains water, drainage gas and electric. Heating is provided by communal underfloor heating, with each room having its own thermostat and along with the hot water is included within the service charge.

Local Authority Mid Suffolk District Council - Council Tax Band B.

Please see Material Information brochure and EPC below.





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The Property Ombudsman

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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