



12A Weavers Lodge Camps Road, Haverhill, CB9 8AY

£220,000

- Exclusively for the over 60s
- Owners' Lounge and coffee bar
- On-site Lodge Manager
- Attractive ground floor apartment
- Guest Suite for visitors
- Camera entry system
- Private patio terrace
- Landscaped communal gardens
- 24-hour emergency support system

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CHAIN FREE GROUND FLOOR APARTMENT WITH PRIVATE PATIO TERRACE

Occupying a particularly desirable position within the popular Weavers Lodge development, this well-presented one bedroom ground floor apartment enjoys an attractive outlook towards the town's Recreation Ground. Exclusively for the over 60s, the property benefits from a private patio terrace opening onto the landscaped communal gardens, together with an impressive Owners' Lounge and coffee bar, Guest Suite, Lodge Manager, residents' parking and 24-hour emergency support. Conveniently located for Haverhill town centre and its amenities.



Council Tax Band: B



Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

Designed specifically for independent retirement living, Weavers Lodge offers a comfortable and sociable lifestyle within an established development close to the amenities of Haverhill town centre.

This ground floor apartment enjoys the added benefit of its own patio terrace opening directly from the sitting/dining room, while residents also have use of the beautifully maintained communal gardens surrounding the development.

The apartment is entirely self-contained with its own private entrance and has been thoughtfully arranged to provide easy-to-manage accommodation. Internally, there is a generous sitting/dining room, modern fitted kitchen, spacious double bedroom with fitted storage and a well-appointed shower room.

Life at Weavers Lodge

At the heart of the development is the impressive Owners' Lounge, providing an attractive communal space where residents can meet for coffee, spend time with neighbours or take part in the various social activities arranged throughout the year.

The lounge incorporates its own coffee bar and opens towards additional landscaped garden areas and seating terraces, creating a welcoming space both inside and out. Residents can choose to be as involved in the social side of the development as they wish, while retaining the privacy and independence of their own apartment.

For visiting friends and relatives, Weavers Lodge also provides a Guest Suite, offering convenient overnight accommodation within the development.

Communal Gardens

The development is surrounded by attractive landscaped gardens which are maintained on behalf of residents, allowing the outdoor spaces to be enjoyed without the responsibility of their day-to-day upkeep.

The apartment itself opens directly onto a private paved patio terrace, beyond which the communal gardens extend along the building with lawns, established planting, mature shrubs and pathways. A further landscaped garden and seating terrace can be found adjacent to the Owners' Lounge.

Comfort, Security & Convenience

A Lodge Manager is based at the development to oversee its day-to-day running, while a camera entry system provides controlled access for visitors.

The apartment is also connected to a 24-hour emergency support system, providing access to assistance outside the Lodge Manager's normal hours. Lift access is available within the building, together with on-site parking for residents.

Combining the privacy of an individual apartment with the facilities and community offered by Weavers Lodge, the development provides an appealing option for those looking to retain their independence while enjoying a more manageable way of life.

Accommodation:

Entrance Hall
2.00m (6'7") x 1.76m (5'9")
Useful built-in storage cupboard measuring 2.07m (6'9") x 0.74m (2'5").

Sitting/Dining Room
5.89m (19'4") x 3.18m (10'5") max

Kitchen
2.69m (8'10") x 2.32m (7'7")

Bedroom
4.78m (15'8") max x 2.82m (9'3")

Shower Room

Lease Details
Weavers Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Service Charge (Year Ending 30th November 2025): £3,003.30 per annum.

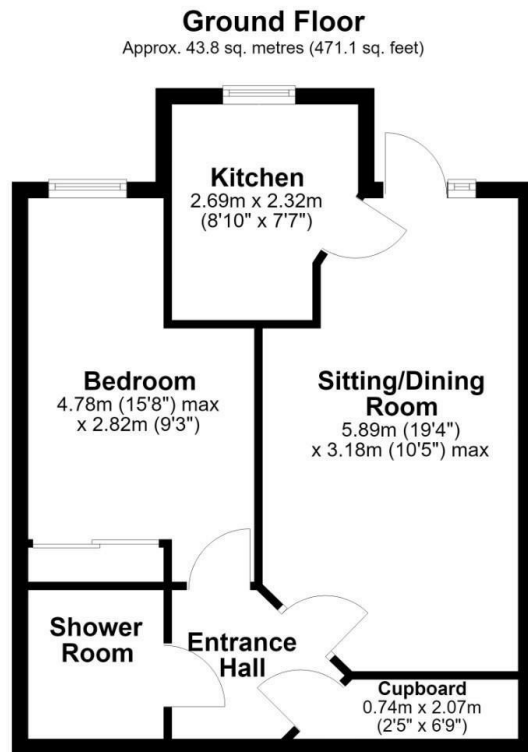
Ground rent: £575.00 per annum. To be reviewed in June 2026

Council Tax Band B

999 lease years commencing June 2019

Viewings
By appointment with the agents.

- Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
 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.



Total area: approx. 43.8 sq. metres (471.1 sq. feet)

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

