



Mere View Court, Haughley  
IP14 3GQ

£67,000 Leasehold

**MaxwellBrown**

Independent Property Agents

A spacious and very well presented ground floor, 1 bedroom retirement apartment for the over 55s, situated within Mere View Court in Haughley. Accommodation includes hall, lounge, fitted kitchen, bedroom and wetroom. Other benefits include heating and hot water included within fees, underfloor heating, electrically operated door to the apartment, 75% shared ownership, landscaped communal gardens, communal lounge and dining room, laundry room, on-site warden, care available on site for an additional fee.



Entry is gained to the building via the Main Reception Area. A corridor then leads through the building, up to the door to the apartment itself:

**Entrance Hall:** With a built-in storage cupboard. The door to the apartment has been fitted with an automatic electric opening and closing device, which makes the apartment suitable for wheelchair users.

**Lounge:** With a door leading out to and side windows overlooking the landscaped communal gardens, open access into the kitchen.

**Kitchen:** Fitted with wood effect fronted units and worktops over, inset stainless steel sink, cupboards and drawers under, eye level units, integrated oven, electric hob with extractor hood over, tiled splashbacks, Bosch washer/dryer, small freezer, fridge/freezer, window to the main corridor, vinyl tile flooring.

**Wetroom:** Accessed off the bedroom, but with a convenient further access off the entrance hallway for your guests to use. White suite comprising wash hand basin, low level flushing WC, vinyl flooring, radiator, part tiled walls, large integral shower area .

**Bedroom:** With a window looking out over the landscaped communal gardens.

**Outside:**

Landscaped communal gardens.

**Services:**

It is understood from the vendors that mains electricity, water and drainage services are connected to the property.

Council Tax Band A: payable to Mid Suffolk District Council

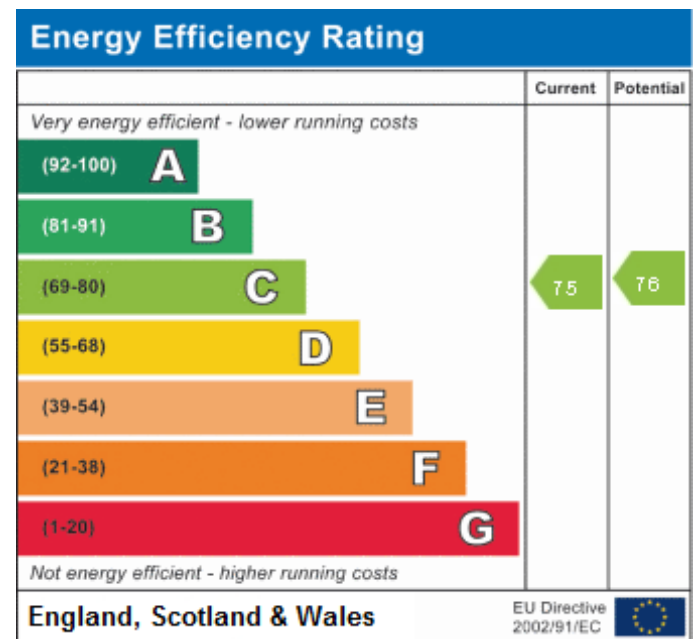
**Broadband Speeds according to Ofcom:**

Standard download 4Mbps

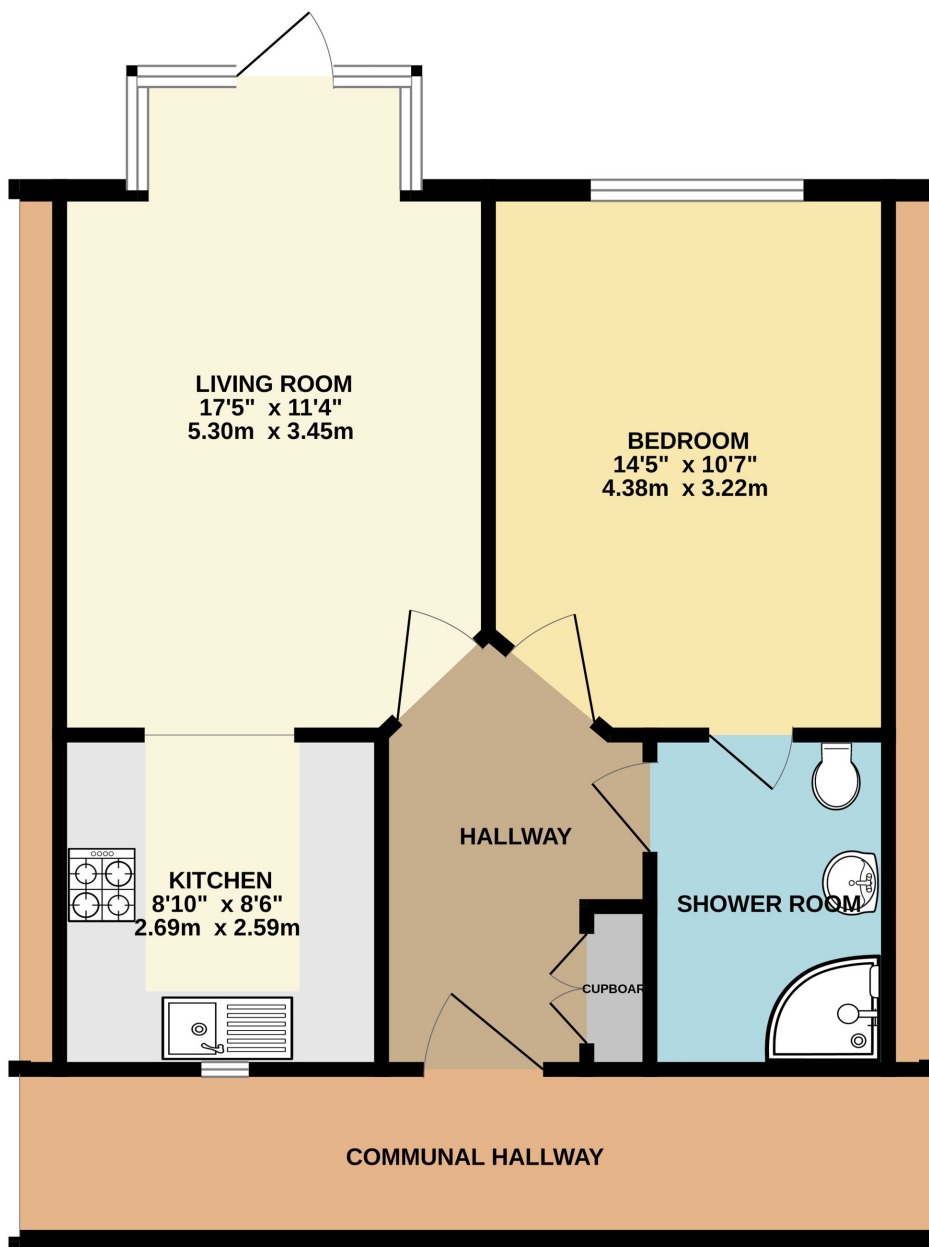
Superfast download 72Mbps

**Lease Details:** It is understood that the property is held on a 125 year lease from 2006. There is a current monthly charge of £827.17 for rent and service charges. Residents must be a minimum of 55 years of age and also require a minimum of 2 hours care assistance per week.

**EPC:**



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

