



WEAVERS LOD

Camps Road, Haverhill, CB9 8AY

**CHEFFINS**

## Camps Road

Haverhill,  
CB9 8AY

A spacious two bedroom, first 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, shower room and separate wc. (EPC Rating B)

### LOCATION

Haverhill is a thriving and popular market town 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, gymnasias, churches of various denominations and much more.



Guide Price £230,000





### ENTRANCE HALL

Two storage cupboards, doors to:

### LOUNGE/DINER

Window to front, Juliette balcony to side, radiator, storage cupboard, door to:

### KITCHEN

Fitted with base and eye level units, integrated fridge/freezer, integrated washing machine, plumbing and space for dishwasher, eye level oven, electric hob with extractor fan over, window to side.

### BEDROOM ONE

Fitted wardrobes with sliding doors, window to side, radiator.



### BEDROOM TWO

Window to side, radiator.

### SHOWER ROOM

Three piece suite comprising shower enclosure, vanity hand wash basin, low level wc, heated towel rail, extractor fan.

### WC

Two piece suite comprising vanity hand wash basin, low level wc, heated towel rail.

### OUTSIDE

The 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.

### SAFETY AND 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

### LEASE DETAILS

Leasehold- 999 years with 993 years remaining. From 01/2019-01/3018.

£625.00 annual ground rent, £4,731.06 annual service charge.

Churchill Estates Management

### AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		81	81
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £230,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - West Suffolk

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

