



O.I.R.O £210,000 Leasehold

1 Bedroom, Apartment - Retirement

36, Weavers Lodge Camps Road, Haverhill, Suffolk, CB9 8AY

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Weavers Lodge

Weavers Lodge is a development of 50 one and two bedroom retirement apartments located in the market town of Haverhill, Suffolk. The development is close to the borders of Cambridgeshire and Essex, surrounded by amazing countryside, stunning views and scenic walks.

The Lodge was named Weavers Lodge after Haverhill's prosperity and history link to the weaving trade and just down the road from the development is a row of weaver's cottages. Opposite is the recreation ground, donated by Mr W.B. Gurteen, who owned the largest of the weaving factories and is still an important part of town.

The bustling town is part pedestrianised and has major High Street retailers, a large number of independent shops, eateries, cafes and a regular market. There is also Tesco's, library and Haverhill Leisure Park. The Leisure Park has numerous restaurants and a Cineworld cinema. For the more active members of the community a leisure centre and nearby golf club is an option for some gentle exercise. An Arts Centre offers a selection of theatrical shows and cinema previews all year round.

Regular bus services go to Haverhill, nearby towns, villages and the city centre of Cambridge. Travelling abroad is easy with London Stanstead Airport only 21 miles away.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Weavers Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Weavers Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

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



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Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment with Juliet Balcony. The property is presented in fantastic order and conveniently located for the lift.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Juliet Balcony.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a walk-in wardrobe and plenty of space for additional bedroom furniture if required.

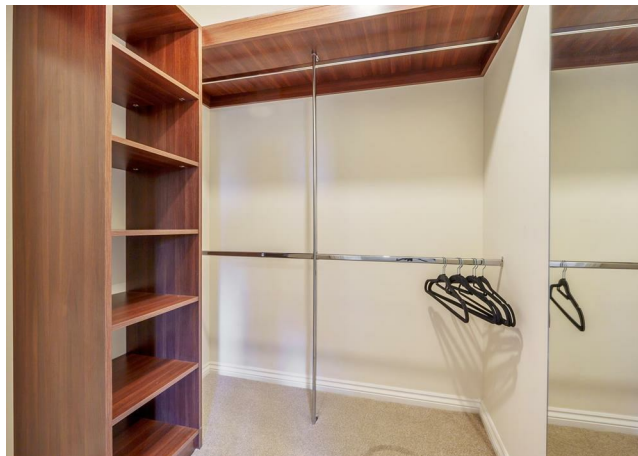
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom second floor retirement apartment with walk-in wardrobe and Juliet Balcony
- Good decorative order throughout
- Convenient for the lift
- No forward chain
- Fully fitted kitchen with integrated appliances
- Super-efficient Ground Source Heating
- Lodge manager available 5 days a week
- Owners lounge with regular social events
- 24 Hour Careline system for safety and security. Owners private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year Ending 30th November 2024):
£2,838.03 per annum.

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

Council Tax Band B

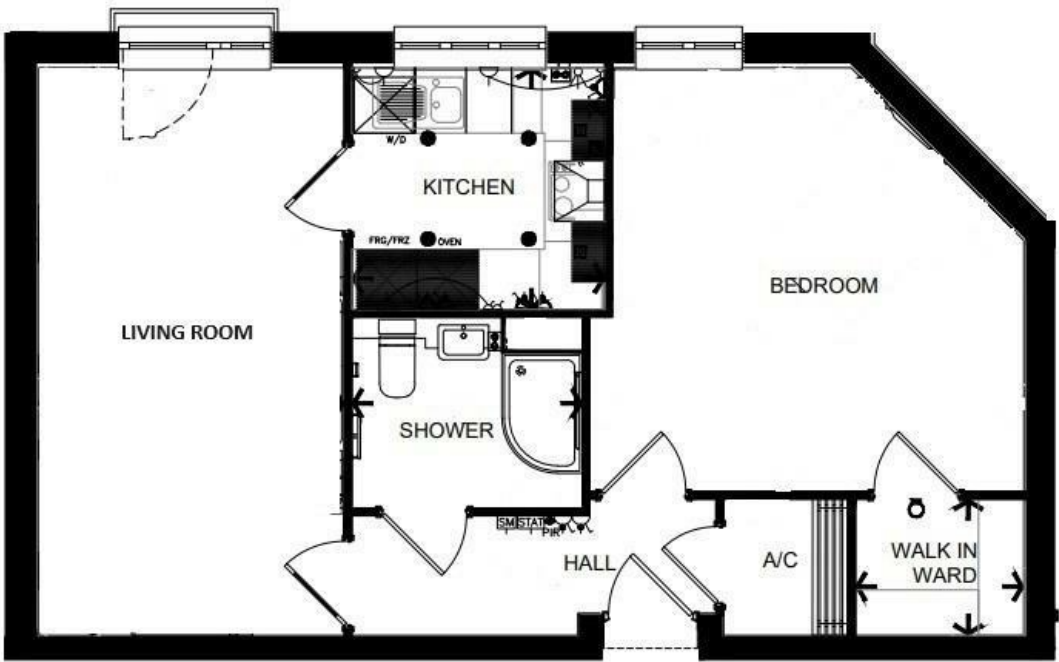
999 lease years commencing June 2019

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, ground source heat pump heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Living	Length 18'-6" [5645] max	Width 9'-11" [3035] max
Kitchen	Length 8'-3" [2515] max	Width 7'-11" [2405] max
Shower Room	Length 7'-6" [2290] max	Width 6'-3" [1900] max
Bedroom	Length 13'-10" [4215] max	Width 14'-2" [4315] max
Walk in Ward	Length 5'-6" [1675] max	Width 4'-5" [1355] max
Arrows denote measurement distances ← 7'-8" [2325] →		

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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