



Homeweave House, Robinsbridge Road, Coggeshall CO6 1UL

welcome to

Homeweave House Robinsbridge Road, Coggeshall

Well presented Retirement Apartment (Over 60's only) in the popular Homeweave House development. Within a short walk to Coggeshall centre with its shops and amenities including the GP Surgery. On-site manager, communal lounge, communal laundry room, communal gardens and parking.



Location

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years. Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256, as well as a monthly Coggeshall Farmers market. Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School locally known as a higher achieving leading specialist school. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

Intercom Entry Doorway

Intercom entry system allowing access for residents into :-

Communal Hallways

Within the initial hallway is where the manager's office is sited, then leading to the residents lounge, laundry room, guest room and lift.

Lift

Up to first floor.

Personal Entrance Door Into :- Entrance Hall

Built in cupboard and doors to :-

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)
Low edged panel-enclosed bath, w/c and vanity wash hand basin. Heated towel rail and extractor fan.

Bedroom

14' x 8' 9" (4.27m x 2.67m)
Double glazed window to front, emergency pull cord and built in double wardrobes.

Lounge

17' 4" x 10' 5" (5.28m x 3.17m)
Double glazed window to front, two wall lights and archway leading into :-

Kitchen

7' 2" x 5' 4" (2.18m x 1.63m)
Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer unit. Built in oven, hob and extractor over. Integral fridge and freezer. Tiled splashbacks.

Communal Lounge

Laundry Room

Communal Gardens

Parking

Agents Note

Length of lease - 125 years from 1 July 1987.
Ground rent - £494.82 p.a.
Annual Service Charge - £3,300.00
Council Tax Band - B



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Homeweave House Robinsbridge Road, Coggeshall

- Retirement apartment
- First floor
- One bedroom
- Lounge, Kitchen and Bathroom
- Communal Lounge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000 - £80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS104447 - 0012

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