



Lakes Meadow, Coggeshall CO6 1TN

welcome to

Lakes Meadow, Coggeshall

- First floor retirement apartment
- One bedroom
- Completely refurbished throughout
- Central location
- Lounge

Tenure: Leasehold EPC Rating: C

offers in excess of

£110,000

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.

Entrance Hall

Accessed via stairs and stairlift available if required.

Lounge

13' 3" x 10' 5" (4.04m x 3.17m)
Double glazed window to rear, Skylight window.

Kitchen

9' 7" x 9' 2" (2.92m x 2.79m)
Newly fitted. Skylight window to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer unit. Integrated oven and hob. Space for fridge freezer and washing machine.

Bedroom

13' 3" x 8' 7" (4.04m x 2.62m)
Double glazed window to front. Fitted wardrobe.

Bathroom

Newly fitted bathroom. Bath with shower over, w/c and wash hand basin. fitted. Skylight window to front.

On Site Manager

Communal Lounge

Communal Gardens

Parking



view this property online williamhbrown.co.uk/Property/CGS105212

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

CGS105212 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk