



**Lakes Meadow, Coggeshall COLCHESTER CO6 1TN**



**welcome to**

## **Lakes Meadow, Coggeshall**

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

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

**£100,000**

### **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 Honeywood 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**



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**Property Ref:**

CGS105212 - 0003

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