



Homeweave House, Robinsbridge Road, Coggeshall CO6 1UL

welcome to

Homeweave House Robinsbridge Road, Coggeshall

Well presented one bedroom retirement apartment (Over 60's only) in the popular Homeweave House development. Within a short walk to Coggeshall centre with it's shops and amenities including the GP Surgery. On-site manager, communal lounge, communal laundry room. Parking and on site manager.



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.

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.

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 :-

Commual Hallway

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 second floor.

Personal Entrance Door Into :-

Storage cupboard and doors into :-

Shower Room

Walk in shower, vanity wash hand basin, low level w.c, part -tiled walls and extractor fan.

Lounge

17' 4" x 10' 7" (5.28m x 3.23m)

Electric heater and double glazed window.

Kitchen

7' 3" x 5' 4" (2.21m x 1.63m)

Fitted kitchen with work surfaces incorporating sink and drainer. Wall and base units and drawers. Space for fridge freezer. Tiled walls.

Bedroom

14' x 8' 8" (4.27m x 2.64m)

Double glazed window. Electric heater and fitted wardrobe.

Communal Lounge

Laundry Room

Communal Gardens

Parking



view this property online williamhbrown.co.uk/Property/CGS105295



welcome to

Homeweave House Robinsbridge Road, Coggeshall

- Retirement Property
- Second Floor
- One bedroom
- Shower room
- Lounge & Kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£75,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105295



Property Ref:
CGS105295 - 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