



Gravel Court, West Street, Coggeshall CO6 1NL

welcome to

Gravel Court, West Street, Coggeshall

- Top floor apartment
- Open plan living
- Bedroom
- Shower room
- Courtyard area

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jun 1993. 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
£200,000

view this property online williamhbrown.co.uk/Property/CGS105377



Property Ref:

CGS105377 - 0003

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.

Communal Area

Communal entrance door to front aspect, Stairs leading to entrance door.

Lounge

12' 8" x 11' 5" (3.86m x 3.48m)
Two windows to front. Window to rear. Stairs from entrance door. Fitted units and shelving.

Kitchen Area

11' 7" x 7' 8" (3.53m x 2.34m)
Fitted kitchen with a range of wall and base units with adjoining worksurfaces and inset sink and drainer. Oven and hob. Space for fridge/freezer and washing machine. Tiled splashbacks and spotlighting. Breakfast bar.

Bedroom

14' 10" x 10' 3" (4.52m x 3.12m)
Windows to front and side. Built in wardrobes, eaves storage and spotlighting.

Shower Room

Window. Low level w.c, vanity wash hand basin and built in shower. Heated towel rail and extractor fan.

Exterior

Communal Courtyard Garden

Parking

Agents Note

Share of freehold included.



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