



**Flat 2 Market Hill, Coggeshall Colchester CO6 1TS**

**welcome to**

## Flat 2 Market Hill, Coggeshall

- Grade II Listed apartment
- Two bedrooms
- Shower room
- Central Coggeshall location
- Lounge & Kitchen

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000 - £210,000**

**view this property online** [williamhbrown.co.uk/Property/CGS105401](http://williamhbrown.co.uk/Property/CGS105401)



**Property Ref:**

CGS105401 - 0003

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### Entrance Hall

Entrance door from communal hallway. Exposed beams.

### Lounge

14' 3" x 13' 5" ( 4.34m x 4.09m )  
Sash window to front, feature fireplace with inset wood burner.

### Kitchen

13' 10" max x 8' 1" ( 4.22m max x 2.46m )  
Two windows to front. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer unit. Space for fridge, freezer and a washing machine.

### First Floor

#### Landing

Window to front, loft access and doors to :-

#### Bedroom One

12' 7" x 9' 8" ( 3.84m x 2.95m )  
Window to front.

#### Bedroom Two

Irregular Shaped Room 11' 8" max x 11' ( 3.56m max x 3.35m )  
Window to front.

#### Shower Room

Shower cubicle, w/c, spotlighting, heated towel rail and part-tiled walls.

### Loft Space

Large space which is boarded.

### Exterior

#### Courtyard Garden

#### Allocated Parking

Allocated off -road parking space.

#### Agents Note

Blue plaque outside the property. Please see photo on listing. There is a schedule of works for the next year which includes the painting of the exterior of the building (inc the front door), and also there is a wifi fire alarm system throughout the block.



william h brown



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