



Bryan Dale House Queen Street Coggeshall CO6 1UF

welcome to

Bryan Dale House Queen Street, Coggeshall

- First floor apartment
- Two bedrooms
- Kitchen/ diner and living room
- Bathroom and ensuite
- Allocated parking and communal space

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2760.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000 - £375,000

Entrance Lobby

Entrance door into. Stairs rising to first floor.

Entrance Hall

30' 10" x 4' 9" (9.40m x 1.45m)

Entrance door into. Further door leading to second staircase to the rear car park.

Living Room

23' 4" x 16' 10" (7.11m x 5.13m)

Two windows to front and one to side.

Kitchen / Dining Room

24' 1" x 11' (7.34m x 3.35m)

Two windows to side. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Integrated oven, hob and extractor over. Washing machine and space for dishwasher.

Bedroom One

19' 1" max x 18' 7" (5.82m max x 5.66m)

Window to side. Windows to one wall.

Ensuite

8' 8" x 5' 8" (2.64m x 1.73m)

Corner shower cubicle, wc, pedestal wash hand basin and heated towel rail.

Bedroom Two

19' 1" x 12' (5.82m x 3.66m)

Window to rear.

Bathroom

9' 1" x 7' (2.77m x 2.13m)

Bath with shower over, pedestal wash hand basin and w.c. Built in cupboards.

Exterior

Allocated parking space to rear.

Communal space to front of the property.

Entrance Lobby

Stairs rising to first floor.



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Property Ref:

CGS105470 - 0004

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