



Lakes Meadow, Coggeshall CO6 1TN

welcome to

Lakes Meadow, Coggeshall

- Retirement apartment
- Ground floor
- One bedroom
- Lounge
- Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2728.00

Ground Rent: 426.90

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.

guide price

£130,000 - £140,000

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.

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, Ofsted rating good in December 2022.

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

Entrance door into. Storage cupboard. Doors into :-

Lounge

14' 4" x 10' 2" (4.37m x 3.10m)
Double glazed window to rear. Glazed double glazed door to rear. Feature fireplace with inset electric fire. Ceiling and wall lights. Electric heating. Alarm call cord. Door into :-

Kitchen

14' 8" x 5' 11" (4.47m x 1.80m)
Double glazed window to side. Modern fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer. Double electric oven, hob and extractor over. Space for fridge/freezer and washing machine. Tiled splashbacks. Alarm call cord.

Bedroom

11' 2" x 11' 2" (3.40m x 3.40m)
Double glazed window to front. Electric heating and alarm call cord.

Shower Room

6' 11" x 5' 7" (2.11m x 1.70m)
Double glazed window to front. Shower cubicle, pedestal wash hand basin and wc. Part tiled walls and heated toil rail.

**Exterior
Resident Parking
Communal Lounge
Communal Gardens
On Site Manager**



view this property online williamhbrown.co.uk/Property/CGS105723



Property Ref:

CGS105723 - 0005

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