



## KINGS ACRE, COGGESHALL

GUIDE PRICE – £220,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- EPC 75C
- LARGE L-SHAPED LIVING ROOM DINER
- KITCHEN
- TELEPHONE ENTRY SYSTEM
- BUILT-IN WARDROBE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING SPOT
- POPULAR VILLAGE LOCATION



We are delighted to offer this well presented and modern 2 bedroom purpose built apartment on the popular Kings Acre development, in the heart of Coggeshall. Being found on the first floor, this apartment offers two generous double bedrooms, a well appointed fitted kitchen and a dual aspect "L" shaped lounge diner. Externally, the property benefits from a well-kept communal garden and one allocated parking spot.







Front door opening into:

### **Entrance Hall**

With ceiling lighting, smoke alarm, wall mounted storage heater, telephone entry system, wood effect laminate flooring, cupboard housing pressurised hot water cylinder, doors to rooms.

### **Bathroom**

Comprising of a three piece suite of panel enclosed bath with mixer tap and shower attachment over, glazed screen , full tiled surround, close coupled WC, pedestal wash hand basin with twin taps, wall mounted heater, extractor fan, ceiling lighting, obscure window to rear, half tiled surround and linoleum flooring.

### **Bedroom 1 - 12' 9" x 10' 4" max (3.89m x 3.15m max)**

With large window to front, ceiling lighting, triple door built in wardrobe with shelf and hanging rail, fitted carpet, telephone/TV/power points, wall mounted electric radiator.

### **Bedroom 2 - 10' 0" x 6' 9" max (3.05m x 2.06m max)**

With window to front, ceiling lighting, wall mounted fuse board, wall mounted electric radiator, fitted carpet, power points.

### **'L' Shaped Living Room Diner - 20' 0" x 15' 5" max (6.1m x 4.7m max)**

With windows on three aspects, two ceiling lighting points, fitted carpet, TV/telephone and power points, two storage heaters.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface, tiled splash back, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine, SMEG four ring electric hob, SMEG oven under and extractor fan above, recess and power for a tall fridge freezer, array of power points, ceiling lighting, window overlooking rear, tiled effect linoleum flooring.



# OUTSIDE

## Externals

Externally, the property benefits from a well-kept communal garden and one allocated parking space.



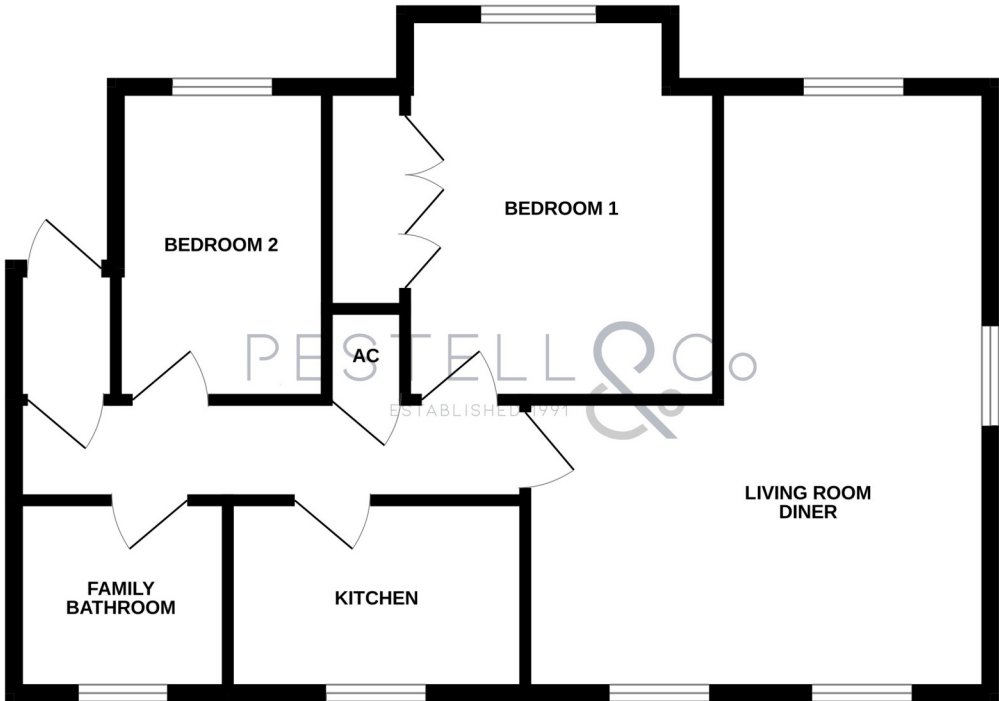
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



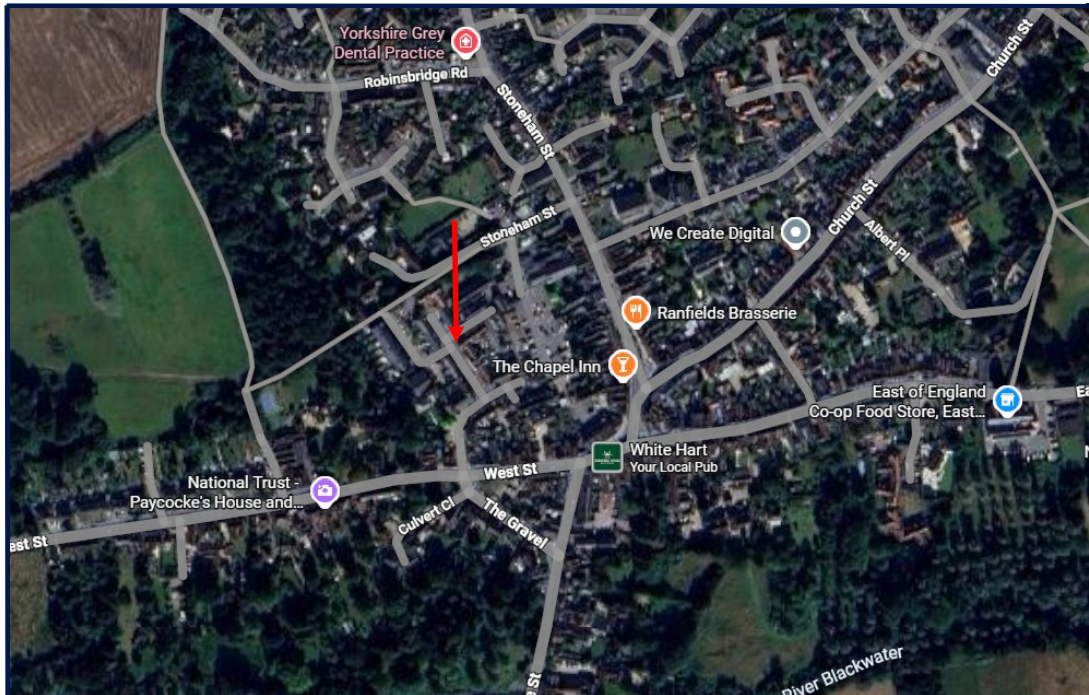
TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**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, as well as a monthly Coggeshall Farmers market. Coggeshall benefits from both primary and secondary education with Honywood Community Science School locally known as a higher achieving leading specialist school and being in the top ten percent of secondary schools in the country.

## DIRECTIONS



## FULL PROPERTY ADDRESS

80 Kings Acre, Coggeshall, Colchester, Essex,  
CO6 1NY

## SERVICES

Electric heating, mains water and drainage

Lease Length - 97 years remaining

Service Charge - £2,400 PA

Ground Rent - between £1-£10 PA

## COUNCIL TAX BAND

Band B

## LOCAL AUTHORITY

Braintree District Council, Causeway House,  
Bocking End, Braintree, Essex CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 26/01/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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Are you a developer looking for an agent to market or value your site?