



Flat 39 Homeweave House, Robinsbridge Road, Coggeshall,

£115,000

- Two bedrooms
- Second floor
- Double glazed
- Fitted kitchen
- Use of residents communal lounge

Robinsbridge Road, Colchester CO6 1UL

Philip James Estates are pleased to offer for sale this two bedroom retirement apartment in the popular retirement complex of Homeweave House, Coggeshall. Viewing is highly recommended to avoid disappointment. The property benefits from also having the use of a communal lounge and guest bedroom. Coggeshall is a historic village in North Essex, known for its beautiful listed buildings and community spirit.



Council Tax Band: B



Entrance

Communal security door entrance, stairs to second floor

Hallway

Door to hallway, three storage cupboard, one housing the immersion water heater, loft hatch. Doors to :-

Lounge/diner

15'7" x 11'1"

Double glazed window to front and side aspects, storage heater, arch way to :-

Kitchen

7'1" x 7'1"

Double glazed window to the side aspect, range of base and eye level units. Electric oven, hob and extractor, washing machine, sink with mixer tap set, tiled splash backs to compliment.

Bedroom One

13'5" x 9'0"

Double glazed window to front aspect, storage heater, fitted wardrobe.

Bedroom Two

13'5" x 8'10"

Double glazed window to front aspect, storage heater, fitted wardrobe.

Shower Room

Enclosed walk in shower cubicle, low level WC, wash hand basin into vanity unit, heated towel rail, extractor fan.

Communal Areas

Use for the residents only is the communal TV lounge, large laundry room, conservatory, seated garden areas and guest bedroom.

House Manager

We understand that the house manager is in residence on Monday, Wednesday & Friday 9am-4pm.





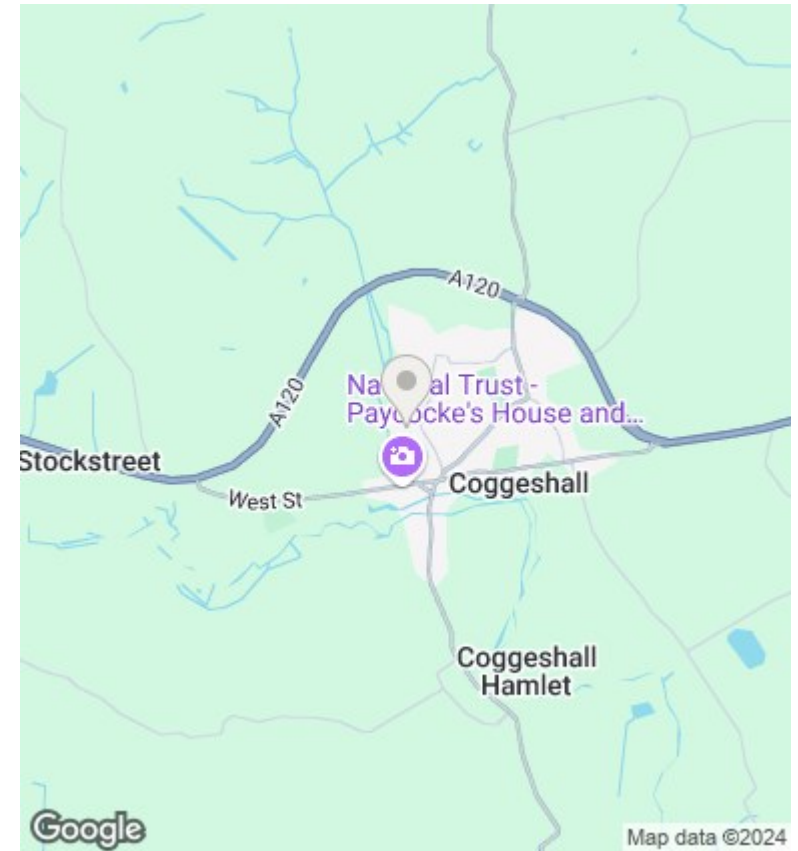
Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

B



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 77 |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |