



Lakes Meadow, Coggeshall CO6 1TN

welcome to Lakes Meadow, Coggeshall

- Retirement Apartment
- First floor - Stair lift available
- Over 55's only
- Two bedrooms
- Lounge & kitchen

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2533.52
Ground Rent: 368.56

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000

Entrance Hall

Storage cupboard housing water tank.
Doors to :-

Lounge

14' 3" x 10' 3" (4.34m x 3.12m)
Double glazed window to rear and skylight.

Kitchen

14' 5" x 5' 5" (4.39m x 1.65m)
Skylight window to rear. Range of wall and base units with worksurfaces incorporating stainless steel sink and drainer unit. Integrated oven and hob. Space for appliances.

Bedroom One

13' 8" x 8' 4" (4.17m x 2.54m)
Double glazed window to rear. Fitted wardrobes.

Bedroom Two

10' 10" x 7' 9" (3.30m x 2.36m)
Double glazed window to front

Bathroom

Skylight window to front. Panel enclosed bath with shower over, w/c and pedestal wash hand basin.

On Site Manager

Communal Lounge

Communal Gardens

Parking

view this property online williamhbrown.co.uk/Property/CGS105159



Property Ref:
CGS105159 - 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.

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