



**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**



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**Property Ref:**

CGS105159 - 0005

 william h brown



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