



Lakes Meadow

Coggeshall

A well-presented two-bedroom retirement apartment for the over 55s, situated in the heart of Coggeshall. Lakes Meadow offers an active, friendly community with attractive communal gardens, social areas and residents' parking, all conveniently close to the town's amenities.

Features

- Two-bedroom retirement apartment
- Exclusively for residents aged 55 and over
- Approximately 581 sq ft of accommodation
- Comfortable lounge and separate fitted kitchen
- Two bedrooms and shower room
- Attractive landscaped communal gardens
- Communal meeting and social areas
- Friendly and sociable community
- Residents' car parking
- Central Coggeshall location

Description

Situated in the heart of the historic market town of Coggeshall, this well-presented two-bedroom retirement apartment forms part of the popular Lakes Meadow development, exclusively available to residents aged 55 and over.

Lakes Meadow offers an excellent balance of independent living and a friendly, sociable environment, with a lively community of residents, beautifully maintained communal gardens and shared meeting areas where neighbours can get together and enjoy a range of social activities.

The apartment itself offers approximately 581 sq ft of accommodation, comprising an entrance hall, a comfortable lounge with an

attractive fireplace and plenty of natural light, and a separate fitted kitchen with a good range of storage cupboards and worktop space.

There are two bedrooms, with the second offering flexibility for use as a guest bedroom, dining room or study. A shower room completes the accommodation.

Outside, residents enjoy access to attractive landscaped communal gardens, with areas of lawn, established planting and seating areas, including a pleasant terrace with tables and parasols. These provide an ideal setting for relaxing outdoors or socialising with neighbours during the warmer months.

The development also benefits from a residents' and visitor's car park.

One of the principal attractions of Lakes Meadow is its central location. Coggeshall's independent shops, cafés, restaurants and everyday amenities are conveniently close by, allowing residents to enjoy everything this charming market town has to offer.





For those looking to downsize without compromising on independence or an active social life, Lakes Meadow presents an excellent opportunity to become part of a welcoming and established community.

Accommodation

Entrance Hall

Lounge

4.38m x 3.18m

Kitchen

4.46m x 1.67m

Bedroom 1

3.32m x 3.13m

Bedroom 2

3.31m x 2.55m

Shower Room

Agent's Note

The lease is 125 years from 1st January 1989

Ground rent is £500 pa.

Maintenance charge is £259.41 Pcm

When the property is sold 0.5% plus vat is paid to the management company by the seller on completion.

Location

Nestled in the Essex countryside, Coggeshall is a charming village renowned for its rich history and beautiful medieval architecture. With origins dating back over a thousand years, the village boasts a stunning collection of timber-framed buildings, including the famous Paycocke's House and Grange Barn, reflecting its prosperous past in the wool trade.

Coggeshall is more than just a historical gem; it's a vibrant community that hosts various local events throughout the year, such as the annual music festival, numerous beer festivals and festive Christmas markets. The surrounding countryside offers ample opportunities for outdoor activities, making it perfect for nature lovers.

Despite its tranquil setting, Coggeshall enjoys excellent connectivity. The nearby A120 provides easy access to Colchester, Chelmsford, and Stansted Airport. Witham and Kelvedon railway stations are also just a short drive away, offering direct services to London Liverpool Street. There is also the additional benefit of a community bus service available for the morning and evening rush hour at various pick up points in the village to Kelvedon station and return.

The village's thriving local scene includes independent shops, cafes, and restaurants, adding to its distinctive character. Whether you're drawn to its history, community

spirit, or convenient location, Coggeshall offers an idyllic blend of rural charm and modern amenities, an ideal place to call home.

Additional Info

Tenure: Leasehold
Council Tax Band :C

Services: Mains Water, Electricity

Local Authority: Braintree District Council

EPC Band: D

Heritage Estate Agents

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**APPROX INTERNAL FLOOR AREA
TOTAL 54 SQ M 581 SQ FT**

This plan is for layout guidance only and is
NOT TO SCALE

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any decisions reliant upon them.
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