



4 Homeweave House, Robinsbridge Road, Coggeshall, Colchester, £85,000

- No chain
- Over 55's only
- One bedroom
- Very good condition
- Viewing advised
- House Manager

4 Homeweave House, Robinsbridge Road, Colchester CO6 1UL

Viewing is advised on this first floor retirement apartment (Over 55's) in sought after area of Coggeshall. The property consists of lounge, fitted kitchen, double bedroom with built in wardrobes and shower room. The property also has use of a communal laundry room and a residents lounge which hosts a variety of social events. Lawns around the block and parking on a first come basis. This property is offered with no onward chain and viewing is advised.



Council Tax Band: B



Communal Entrance

Communal entrance to building with phone entry system. This leads to foyer which leads to a communal residents lounge, house manager and access to stairs and lift to upper floors.

First Floor

Lift to first floor where the property is situated, entrance door to apartment.

Entrance Hall

Wooden front door leading to hallway, storage cupboard, electric heater, entry phone, doors to :-

Lounge

17'4" x 10'6"

Double glazed windows to front and side aspects, electric heater, storage cupboard, wood effect flooring, wall lights to compliment, open arch to :-

Kitchen

7'4" x 5'5"

Range of base and eye level units, electric high level oven, electric hob and extractor over. Single sink with mixer tap set, room for fridge, part tiled walls to compliment, wood effect flooring.

Bedroom One

15'11" x 8'8"

Double glazed window to front aspect, built in wardrobes with mirrored doors, electric storage heater.

Bathroom

Low level WC, enclosed walk in shower, wash hand basin inset to vanity unit. fully tiled to compliment, heated towel rail.

Communal Laundry Room

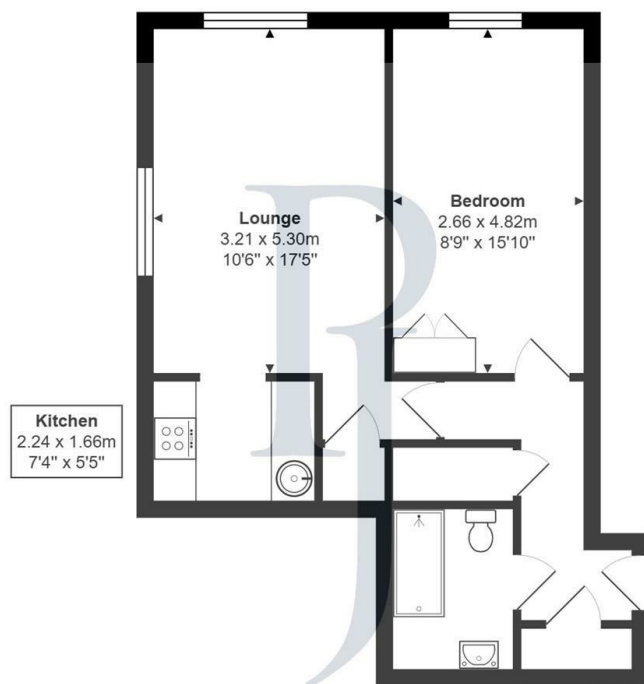
There is a residents laundry room to the ground floor with washing machines, tumble dryers, iron board etc

Communal Residents Lounge

Large communal residents only lounge.

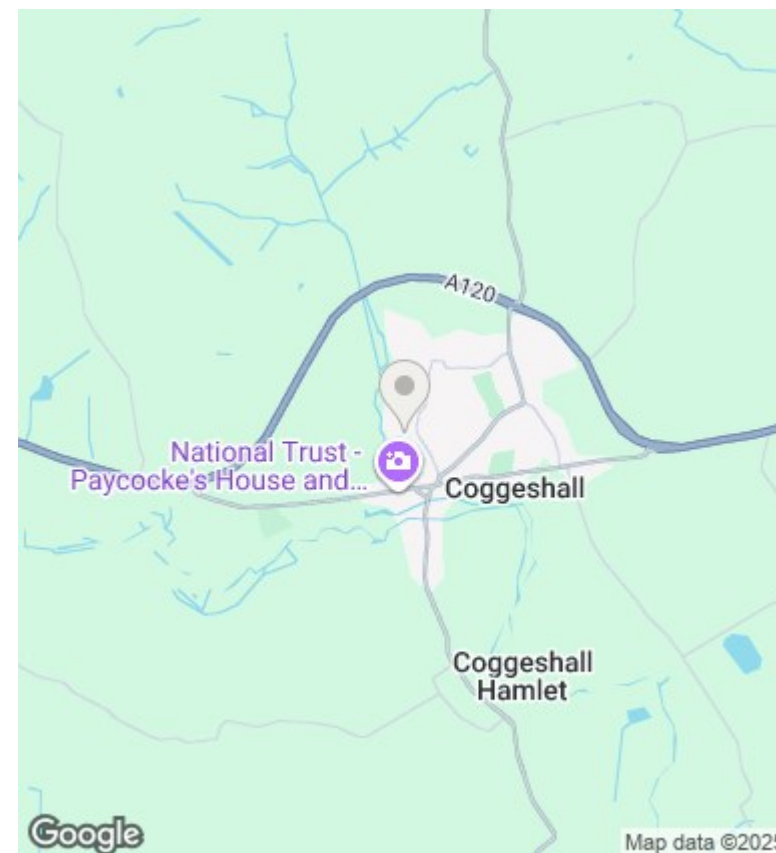
Communal Gardens & Parking

Around the building are lawned areas for all residents to use. Parking is on a first come basis, further street parking is available nearby.



Total Area: 46.8 m² ... 504 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		