



## 1 Bedroom Flat located in Kelvedon.

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**JOHN ALEXANDER**  
ESTATE AGENTS

**Kings Meadow  
Court  
Coggeshall Road  
Kelvedon  
Colchester  
CO5 9LT**



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B



TBC



409  
sq ft

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this stunning one bedroom top floor apartment. The imposing 19th century converted building offers immediate access to Kelvedon train station which has a direct line to London, Colchester and Chelmsford. Allocated and visitor parking are also available.

### ENTRANCE HALLWAY

**6' 6" x 5' 7" (1.98m x 1.7m)**

Storage cupboard with electric water boiler and doors leading off to;

### LIVING ROOM

**17' 0" x 9' 8" (5.18m x 2.95m)**

Two windows to front aspect, electric storage heater and door to kitchen

### KITCHEN

**11' 10" x 5' 6" (3.61m x 1.68m)**

Fitted wall and base units with inset sink and space for freestanding oven, fridge freezer and washing machine.

### BEDROOM

**9' 8" x 9' 4" (2.95m x 2.84m)**

Window to front aspect

### BATHROOM

**7' 6" x 5' 7" (2.29m x 1.7m)**

Bath with electric shower over, wash basin and WC

### AGENTS NOTE

One allocated parking space, but an additional 10 visitor spaces are available

Council tax band B.

Lease 125 years from 01/01/1989 with 89 years remaining

Service charge £1997 per year

Ground rent £297 per year

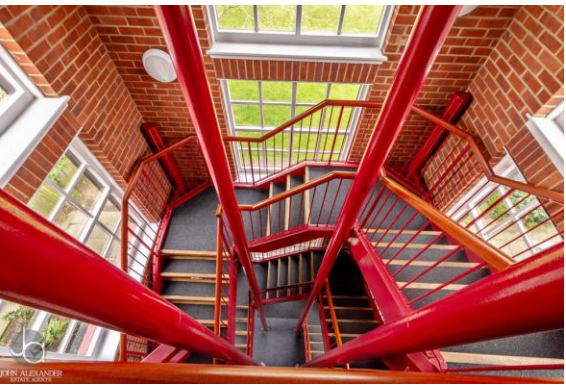
### LOCATION

The top floor flat sits just off Station Road in the heart of Kelvedon and gives almost immediate access to the mainline train station offering services direct to London Liverpool Street, Chelmsford, Colchester and beyond. The A12 is just a short drive away, making this flat perfect for commuters.

Kelvedon is a charming and historical village in the heart of Essex. Surrounded by countryside but just minutes away from Tiptree and Colchester. You are minutes walk from Kelvedon's high street which has a range of essential amenities, shops, cafes and a highly regarded pub/ restaurant

**Guide Price  
£170,000 -  
£180,000**



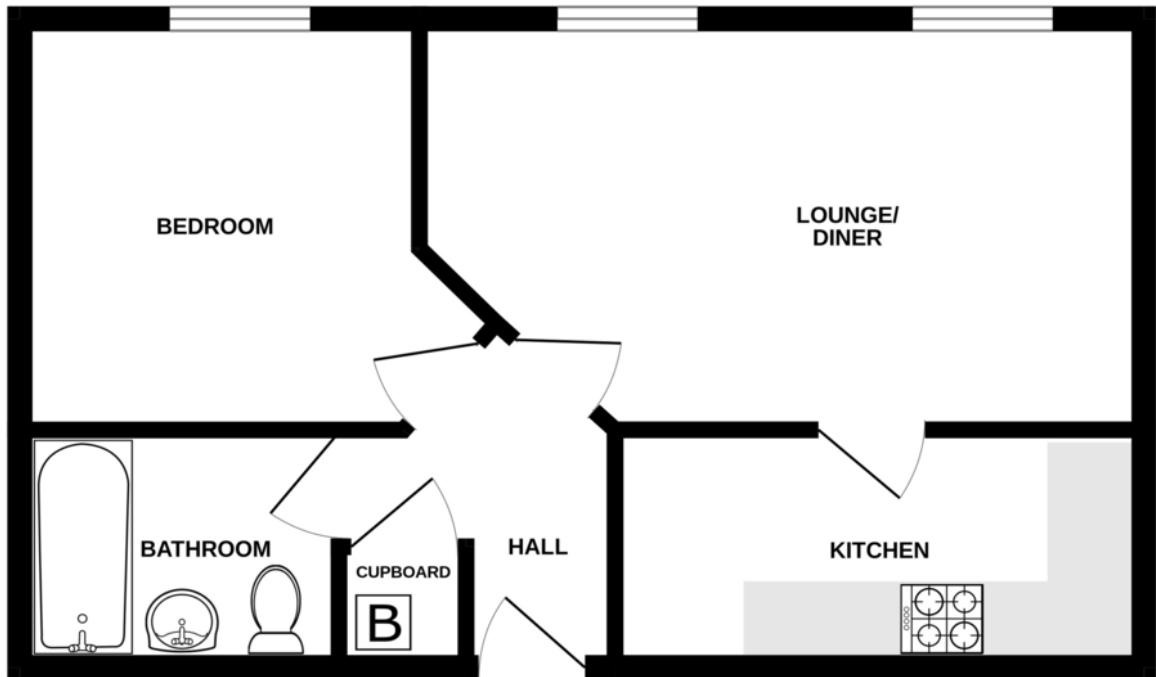




**Coggeshall Road, Kelvedon CO5 9LT**



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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DIRECTIONS

Turn off London Road onto Station Road, go past the train station car park (on your left) and it's the next left. There are Visitor spaces in the car park, marked with a "V"

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