







# Welcome

Prail Court is a quiet and friendly development enjoying a rural location in the attractive village of Coggeshall, near Braintree in Essex.

Housing 26 apartments; 12 studio apartments, 13 one-bedroomed apartments, and a single three-bedroomed apartment. The court is pet-friendly, but we ask that dogs be kept on a lead whilst walking through the communal parts of the building. In the garden, there is a dedicated pet patio where dogs can explore off lead, with the understanding owners are responsible for any clean ups.

The village is served by a local Co-Op, there is a weekly farmers market that offers a range of speciality produce such as artisan breads, cheeses, fresh fish, fruit and vegetables, homemade jams and pickles.

There are a variety of clubs in the village including the Monday Lunch Club at the church, attended by Hearing Essex volunteers who, among other things, will service hearing aids. The local library has a number of regular events that include a knit and natter group, book club and have a regular tech support person on site to help with technical issues and provide lessons on navigating the web.



# Benefits

Explore some of the benefits this property has to offer, from its unbeatable location and modern features to the thoughtfully designed spaces that cater to your comfort, convenience, and lifestyle needs.

- Lounge
- Laundry room
- Guest room
- Car park





# Contact details

We're here to help you on your journey. Whether you have questions about the scheme or need assistance, our team is ready to assist. You can reach out using any of the methods below, or feel free to visit us during business hours.

Phone: 03701924564

Email: [prailcourt@housing21.org.uk](mailto:prailcourt@housing21.org.uk)

Find us:

Prail Court, Vesta Close, Coggeshall, COLCHESTER, CO6 1QG



# Costs and charges

## Rent

Rent (from): £116.63 - £188.59

Service Charge: £61.92

Support Charge: £6.43

Utility Charge (from): £3.5 - £4.66

Costs are indicative for a range of properties. For detailed costs on each property please contact the local manager. All costs above are based on weekly charges. Costs are subject to change each year.





## About us

Housing 21 is a leading, not for profit provider of Extra Care and Retirement Living for older people of modest means. We manage over 24, 000 properties and providing over 49, 000 hours of social care each week.

Our roots lie with the Royal British Legion (RBL), which in 1921 began to house disabled ex-servicemen and widows and, later, older ex-servicemen and women. In 1964, we became a recognised housing association before separating from the Royal British Legion in 1993 to become Housing 21.

Please note that some photographs used are for illustration purposes only.

Tricorn House  
51-53 Hagley Road  
Birmingham B16 8TP  
[Housing21.org.uk](http://Housing21.org.uk)