

The Old Barley Stores, High Street, Mistley, Manningtree, Essex, CO11 1AR



Leasehold

Offers in Excess of

£300,000

Subject to contract

River views and No
onward chain

2 bedrooms
1 reception room
2 bathrooms



This two bedroom riverside apartment enjoys a wrap around balcony with far reaching views of the Stour and sold with no onward chain

Some details

General information

On entering the grade II listed conversion, you are guided into the communal hall with its glass walls front and back. From here, you can take either the lift or the stairs as you make your way to the apartment on the first floor. Leading on, a further hallway gives access to the apartments set within the old Barley Stores.

The apartment is situated on the riverside, entered via a private hall with the internal storeroom immediately to your right. For an apartment, this is invaluable storage and works almost as a walk-in loft. The hallway also gives access to the airing cupboard, bathroom, both bedrooms and living space. The master bedroom has a window to the East elevation, double wardrobe, feature redbrick wall and door to ensuite shower room. This comprises of a shower cubicle, WC and hand basin. The second bedroom also has an East facing window and feature red brick walls.

The generously sized living space is light and well proportioned, leaving ample room for lounge furniture and a dining table and chairs. Here, two windows enjoy enviable views over the River Stour while a glazed door provides access to the wrap around balcony – again, with stunning River views. Another feature to the apartment is the separate kitchen, which is accessed via the hallway, but feels very much part of the living area. A breakfast bar overlooks the kitchen, which comprises of a range of sage coloured wall and base level cupboards incorporating built in hob, oven, slimline dishwasher, one and quarter bowl single drainer stainless steel sink unit, tiled flooring, with space for a fridge freezer unit. Lastly, the bathroom comprises of a white suite panelled bath, WC and hand basin.

Communal entrance hall

Private entrance hall

Sitting room

21' 5" x 17' 0" (6.53m x 5.18m)

Kitchen

11' 11" x 8' 1" (3.63m x 2.46m)

Bedroom one

15' 6" plus wardrobes x 10' 7" (4.72m x 3.23m)

Ensuite

Bedroom two

10' 11" x 9' 5" (3.33m x 2.87m)

Bathroom

Internal store room

7' 0" x 6' 7" (2.13m x 2.01m)

Balcony

17' 1" x 4' 4" (5.21m x 1.32m)

The outside

The property enjoys a generous size balcony with stunning River Views which must be seen to be fully appreciated. Non allocated parking

Where?

The property is situated in a prominent position in the heart of Mistley village, adjacent to the River Stour and providing access opposite to Mistley railway station with the mainline station at Manningtree being a short car ride away. Locally in Mistley is the highly regarded Thorn restaurant, whilst in nearby Manningtree are further restaurants, public houses and shops catering for day to day needs including a Tesco Express, Co-Op convenience store and a doctors/dentists surgery. The nearby River Stour sailing club in Manningtree offers a social environment for the sailing enthusiast and we understand there are moorings available nearby. The nearby town of Colchester is some 9 miles to the South West and features restaurants, wine bars, national and independent retailers as well as a multi-screen cinema and a historic castle park.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

Length of original lease - 125 years

Commencement date - 2002

Unexpired term – 113 years

Ground Rent - £300 PA

Maintenance charges - £3864 PA

EPC rating - TBC

Directions

From our office proceed through Manningtree town centre continuing along The Walls passing Mistley Towers on the left continuing up the hill where the New Barley Stores will be found on the left hand side opposite Mistley railway station.

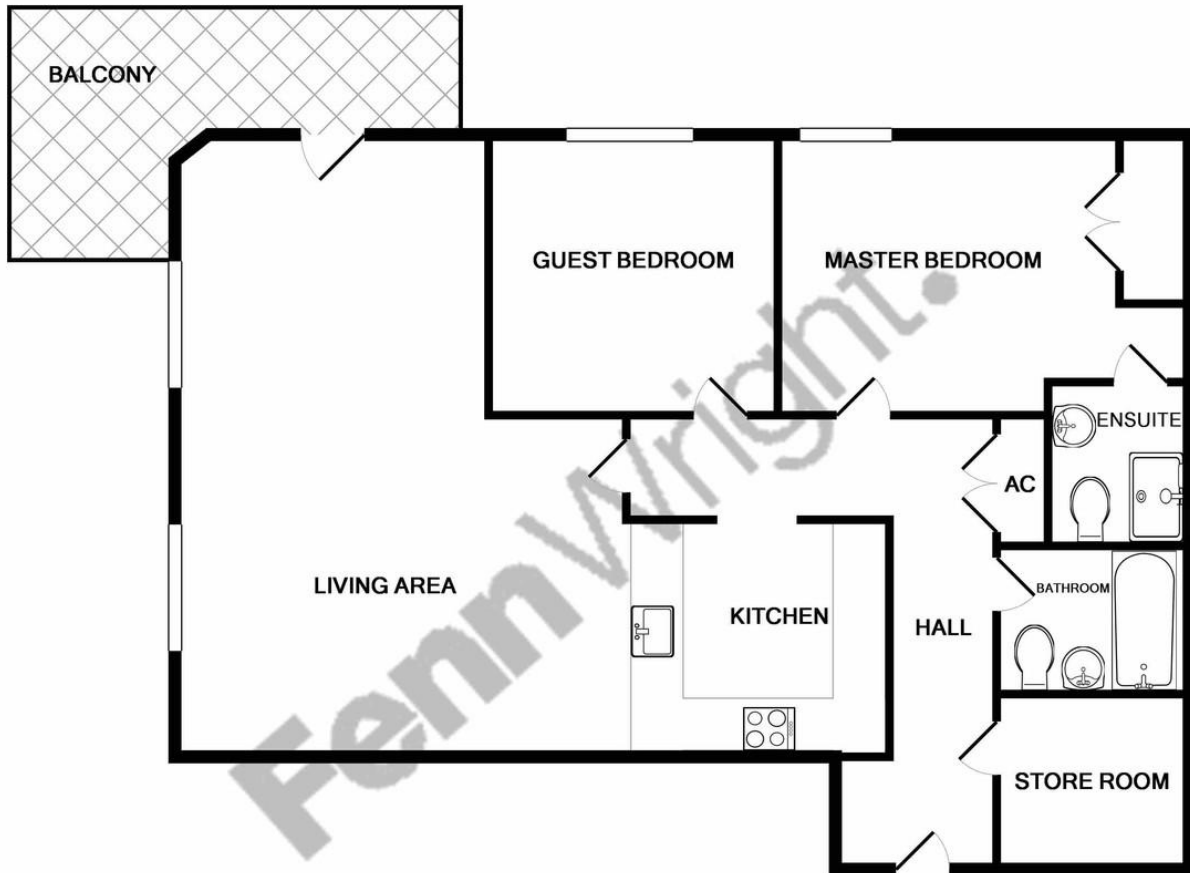
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 397 222.



TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.3 SQ.M.)

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