

Free Rodwell House, School Lane, Mistley, Manningtree, Essex, CO11 1HW



**Leasehold**

Guide Price

**£225,000**

Subject to contract

Wonderful apartment with  
no onward chain

**2** bedrooms

**1** reception room

**2** bathrooms



This well presented apartment comprises a large open plan kitchen/living/dining room, master bedroom with en-suite shower, further double bedroom and bathroom. Watch the sunrise from your private balcony or enjoy the nearby woodland walks, this wonderful apartment is offered with no onward chain.

# Some details

## General information

This well presented and functional two bedroom second floor apartment comprises a large open plan kitchen/living/dining room, master bedroom with en-suite shower, further double bedroom and bathroom. The living area is open plan with the kitchen just out of view, feeling ever so slightly separated from the living room. A rarity for the development, the balcony adjoins the main living area which allows it to be used to its fullest potential. One allocated parking space is included with the property, whilst the new owner will also have access to the well equipped resident's gym and swimming pool which is located within the complex. Mistley railway station is situated just a short walk away offering links to London Liverpool Street.

The property is entered via a communal security entrance door with stairs or lift to all floors. A personal entrance door leads to the reception hallway which has doors to all rooms and the airing cupboard. The open plan living area fronts to the East and is well lit with large balcony doors and windows to either side, with a further window in the kitchen area. The kitchen itself is well fitted with a range of matching wall and base mounted units in a galley style. There is space for a fridge freezer, space and plumbing for a washing machine, integrated dishwasher and electric oven/hob with extractor over.

The spacious principal bedroom has ample room for a bed and furniture, with a window to side and door to the ensuite shower room. Neutral coloured tiles fill the walls and floor, with a low-level WC with enclosed cistern, walk in shower cubicle with mains shower and wash hand basin with mixer tap. The second bedroom is also an ample double. The bathroom has decoration matching the ensuite, although a panel enclosed bath with shower replaces the shower unit.

The apartment (excluding the bathroom and ensuite) features exposed brickwork to the front wall giving a glimpse into the history of this historic building's previous life. With generous room sizes and presented in excellent condition, this delightful apartment will serve its new owners for years to come, as it has done for our vendors who have owned the property from new.

## Hallway

### Living-dining room

16' 6" x 14' 0" (5.03m x 4.27m)

### Kitchen

10' 0" x 6' 4" (3.05m x 1.93m)

### Bedroom one

16' 7" max x 12' 11" (5.05m x 3.94m)

### Ensuite

### Bedroom two

13' 0" x 9' 4" (3.96m x 2.84m)

### Bathroom

### Balcony

## The outside

The property sits elevated with views over the parking area and surrounding rooftops. As previously mentioned the apartment enjoys a balcony and has one allocated parking space, with multiple visitor spaces available on a first come, first served basis. As a resident of Free Rodwell House, you are also able to enjoy the benefits of the onsite gym and heated swimming pool.

## Where?

The property is situated in a grade II listed converted maltings building in the heart of Mistley and is within walking distance of the railway station which has links to London Liverpool Street. Manningtree town centre has a further range of restaurants, public houses and shops catering for day to day needs including a Tesco Express, Co-op convenience store, doctors and dentists surgeries.

## Important information

Grade II Listed building.

Council Tax Band - C

Services - We understand that mains water and electricity are connected to the property. Drainage is to a public water system.

Tenure - Leasehold

Length of original lease - 100 years

Unexpired term - 85 years

Commencement date - 2006

Service charges - £1650 per annum

Ground rent - £175 per annum

EPC rating - Not required.

## Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependent on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

## Directions

From our office proceed through Manningtree High Street continuing along The Walls passing Mistley Towers on the left and Mistley railway station on the right. Take the next right into School Lane then first left which will take you round to the car park area of Free Rodwell House.

## 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.



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To find out more or book a viewing

**01206 397 222**

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