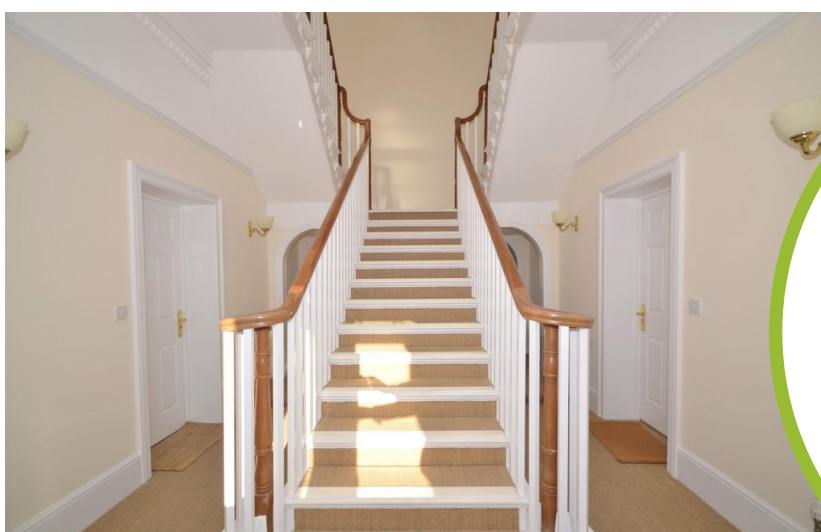


Lawford Place, Lawford, Manningtree, CO11 2PT



Share of Freehold
£295,000

Subject to contract
No Onward Chain

3 bedrooms
1 reception room
2 bathrooms



This charming apartment is set within 12 acres of private landscaped grounds located within the original manor house offering views towards Stour Valley.

Some details

General information

This charming three bedroom apartment is located on the second floor within the original Grade II listed manor house which dates back to 1796 and is set within 12 acres of private landscaped grounds. The apartment has been sympathetically restored retaining many original features including sash windows with decorative wooden shutters, ornate ceilings and period radiators throughout.

The property is entered via the grand communal entrance hall with sweeping central staircase leading to the second floor and personal door leading to the entrance hall, which has a useful integrated storage/coat cupboard. The living room is a lovely bright and airy room with two large sash windows to the front elevation and opens in to the kitchen which has a range of wall and base units with roll edge worktops and inset sink with mixer tap, integrated slimline dishwasher, washing machine, two fridges and Rangemaster gas oven with extractor unit above. The master bedroom has a large sash window to the rear with views down the central lawn, fitted wardrobes along one wall and door to the en-suite which comprises of a low level wc, pedestal wash hand basin with mixer taps, corner shower unit with shower and extractor. Bedrooms two and three are both double rooms also located to the rear with sash window offering delightful views over the grounds toward the Stour Valley. The bathroom has a panel bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin with mixer tap, period radiator, extractor fan and half moon window to the side.

Living / Kitchen Area

17' 11" > 10'9" x 16' 6" > 8'10" (5.46m x 5.03m)

Bedroom one

15' 9" > 9'10" x 6' 10" plus wardrobes" (4.8m x 2.08m)

Bedroom two

13' 8" x 8' 11" (4.17m x 2.72m)

Bedroom three

9' 10" x 8' 11" (3m x 2.72m)

Bathroom

8' 10" x 5' 0" (2.69m x 1.52m)

Ensuite

5' 5" x 4' 8" (1.65m x 1.42m)

The outside

The apartment enjoys the use of the 12 acres of communal landscaped gardens which has walks and a 2 Acre woodland for the residents to enjoy. We understand there is parking for two vehicles.

Where?

Lawford Place is ideally situated providing straight forward access to Manningtree railway station approximately 1/2 a mile away whilst the bustling town of Manningtree provides everything required for day to day needs including a Tesco Express, Co-Op supermarket, restaurants and public houses, doctors, dentists, pharmacy and banks whilst the River Stour is situated at the end of the High Street.

Important information

Council Tax Band - B

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

EPC rating - Not required

Tenure - Leasehold however this apartment has a 1/6 share of the freehold

Length of original lease - 125 years

Unexpired term - 114 years

Commencement date - 2010

Service charge - approximately £1700 per annum

Ground rent is not applicable

We understand that £450 per annum is payable to Lawford Place management company for the upkeep of the grounds

Directions

From our office in Station Road proceed away from Manningtree centre along Station Road, upon reaching the roundabout take the second exit in to Cox's Hill, proceed up the hill where Lawford Place will be found as the next turning on the right hand side.

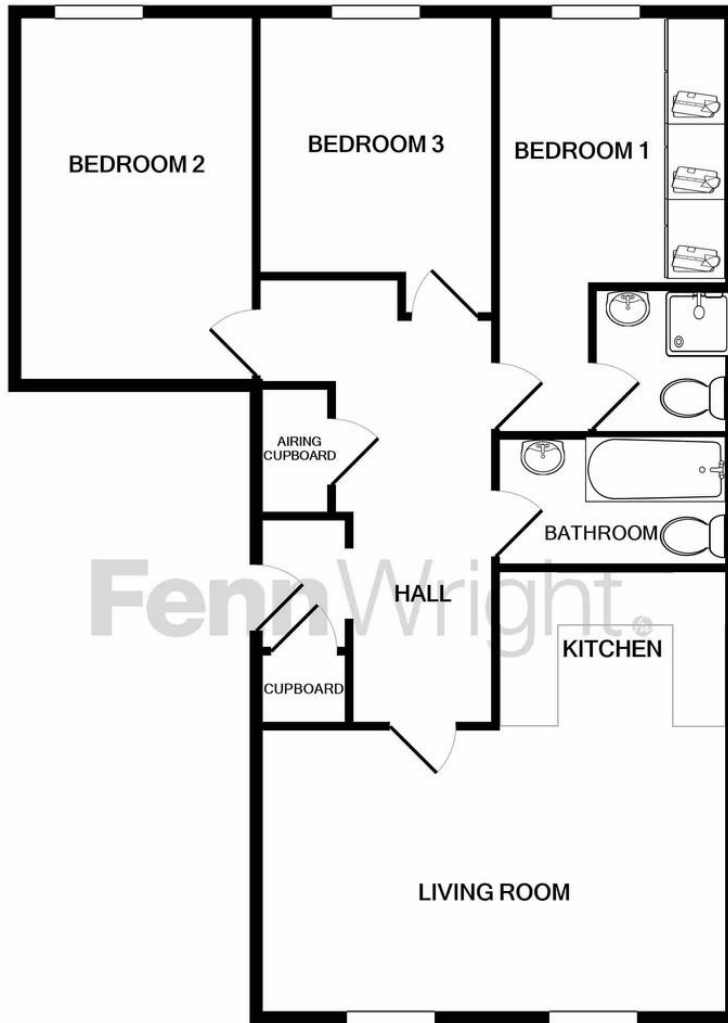
Further information

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

fennwright.co.uk

Viewing

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



TOTAL APPROX. FLOOR AREA 796 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2021

To find out more or book a viewing

01206 397 222

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

