

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



2 bedrooms
1 reception room
2 bathrooms

Leasehold
Guide Price
£275,000
Subject to contract
Top floor apartment



This stunning two bedroom top floor apartment has approximately 1050 sq ft. of living accommodation with a large open plan living area with wood burning stove.

Some details

General information

This lovely two bedroom top floor apartment has spacious living accommodation of approximately 1053 square feet and comprises of a large open plan kitchen/living area with wood burning stove, a principle bedroom with en-suite shower, further double bedroom and bathroom. Externally there are two parking spaces, one of which is under cover. 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 the top floor. A personal entrance door leads to the reception hallway which has a Velux style roof window whilst providing access to all principal rooms, bathroom and large storage cupboard. The open plan kitchen area has a Velux style roof window and a range of wall and base units, incorporating an electric oven with ceramic hob above and extractor hood over and single drainer stainless steel sink unit with mixer taps, integrated dishwasher and space for a fridge freezer. The sitting room is bright and spacious with a velux style roof light and further window to the rear elevation and feature wood burning stove. The principal bedroom also has a Velux style roof window and further window to the rear, whilst a door leads on to the en-suite shower room which has tiled walls and flooring, low level WC with enclosed cistern, shower cubicle with mains shower and wash hand basin with mixer tap. The second bedroom is also an ample double with Velux style roof window and window to the rear and provides access to the large boarded loft space which has power and light. The bathroom has tiling to the walls and floor, panelled bath with mixer taps and shower attachment, wash hand basin with mixer tap and low level WC with enclosed cistern.

Kitchen/Dining/Living Space

33' 1" x 14' 8 > 13' 11" (10.08m x 4.47m)

Bedroom one

21' 4 > 14' 9" x 10' 5 max" (6.5m x 3.18m)

Ensuite

6' 4" x 5' 7" (1.93m x 1.7m)

Bedroom two

21' 6" x 8' 7" (6.55m x 2.62m)

Bathroom

7' 7" x 7' 2" (2.31m x 2.18m)

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.

The outside

The property benefits from 2 allocated parking spaces one of which is under cover plus visitors parking.

Important information

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 - 125 years

Unexpired term - 109 years

Commencement date - 2005

Service charges - £2,502 per annum

Ground rent - £175.00 per annum

EPC rating - TBC

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 dependant 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. Ref:48615/TC

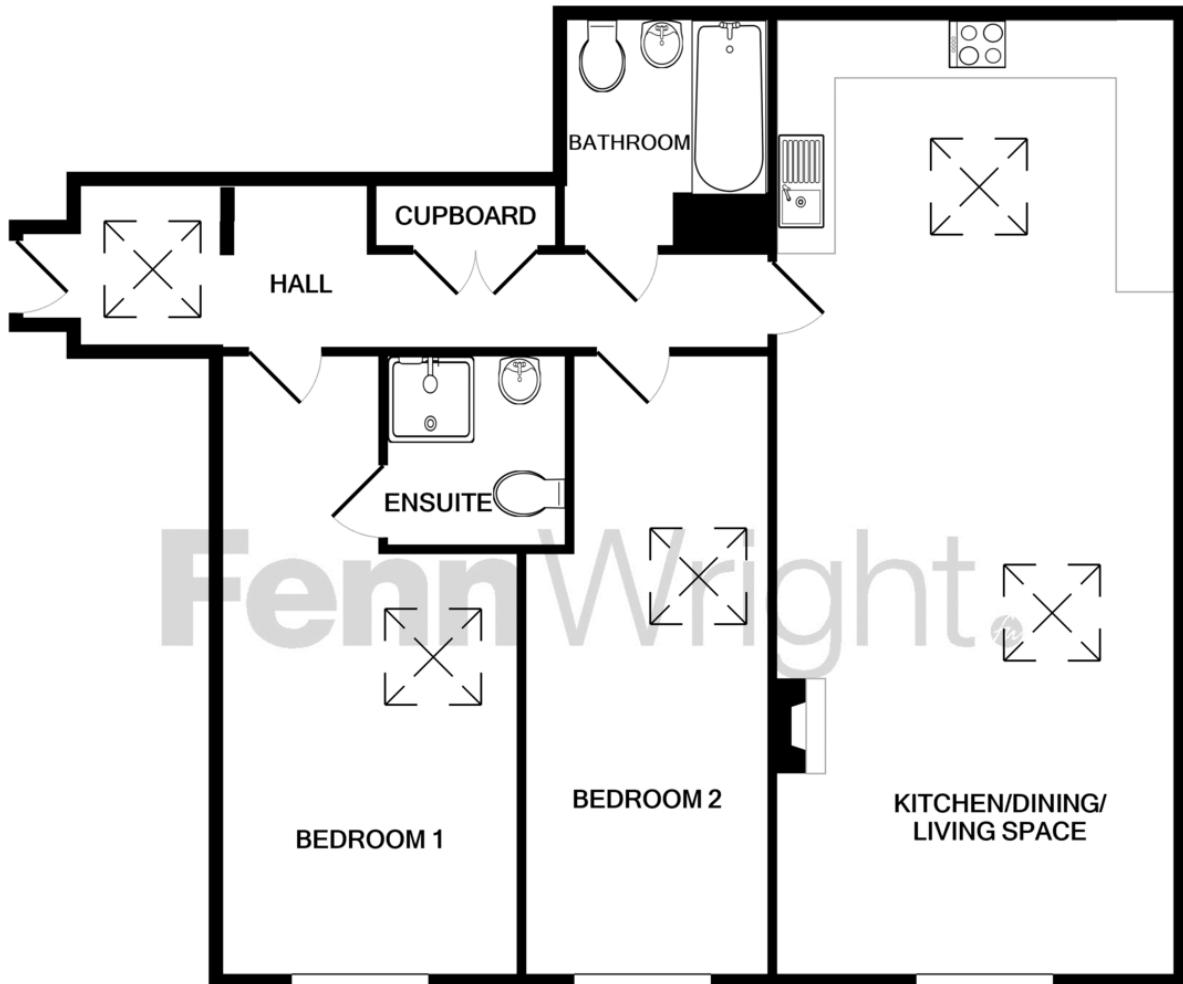
Further information

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 1053 SQ.FT. (97.8 SQ.M.)

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