

Maltings Wharf, Manningtree, Essex, CO11 1XF



Leasehold

Guide Price

£230,000 -

£250,000

Subject to contract

No onward chain

3 bedrooms
1 reception room
1 bathroom



This three bedroom duplex apartment is centrally located a short stroll from the Manningtree High Street and nearby River Stour.

Some details

General information

This three bedroom duplex apartment is centrally located a short stroll from the Manningtree High Street and nearby River Stour, benefiting from allocated parking, communal outside area and is well presented throughout. The property is one of only four in the block where the owners enjoy a share of the freehold.

The property is entered through a secure entry door system, with stairs running up through the turret of the building, leading to the first floor landing. A private entrance door then leads to the entrance hall which has a staircase leading to the second floor, an under stair storage cupboard and doors through to the kitchen, cloakroom and sitting room. The kitchen itself has a range of wall and base mounted units, stainless steel sink drainer unit, with hob and oven with extractor fan over, and a window to side. The cloakroom has a low level WC and wash hand basin with extractor fan. Whilst the spacious sitting/dining room has dual aspect windows.

On the first floor there is the master bedroom with a range of fitted bedroom furniture including dressing unit and built in wardrobes. Bedroom two also has a built in wardrobe and bedroom three located on the same floor. On the same floor there is a bathroom with bath WC and hand basin. The property is served by gas heating and radiators throughout.

Entrance hall

Kitchen

10' 10" x 7' 7" (3.3m x 2.31m)

Cloakroom

6' 5" x 2' 5" (1.96m x 0.74m)

Lounge/diner

18' 1" x 13' 5" (5.51m x 4.09m)

Landing

Bedroom one

13' 5 max" x 10' 3" (4.09m x 3.12m)

Bedroom two

12' 8" x 7' 3" (3.86m x 2.21m)

Bedroom three

11' 0" x 7' 0" (3.35m x 2.13m)

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Outside

The property has the benefit of an allocated parking space and private residents riverside seating area.

Location

The property is situated in a popular position within Manningtree being just a short walk from most local facilities including a Tesco Express and Co-Op, various public houses and restaurants, doctors, dentists and walks along the River Stour.

Important information

Council Tax Band - D

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

Tenure - Share of the Freehold.

EPC rating - C (current - 70, potential - 73)

Ground Rrent £80 PA

Service Charge £1960.25 PA.

Start date of lease 2011 – length of lease 999 years.

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 in Station Road, turn left into North Street then first right into Maltings Wharf where the property will be found the right hand side.

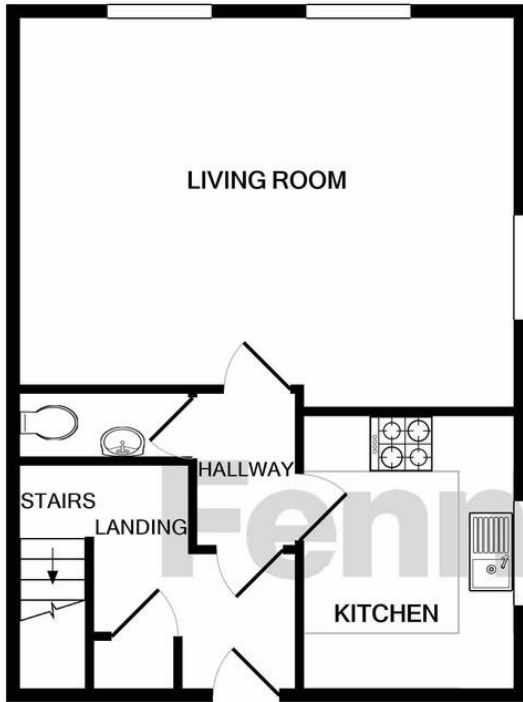
Further information

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

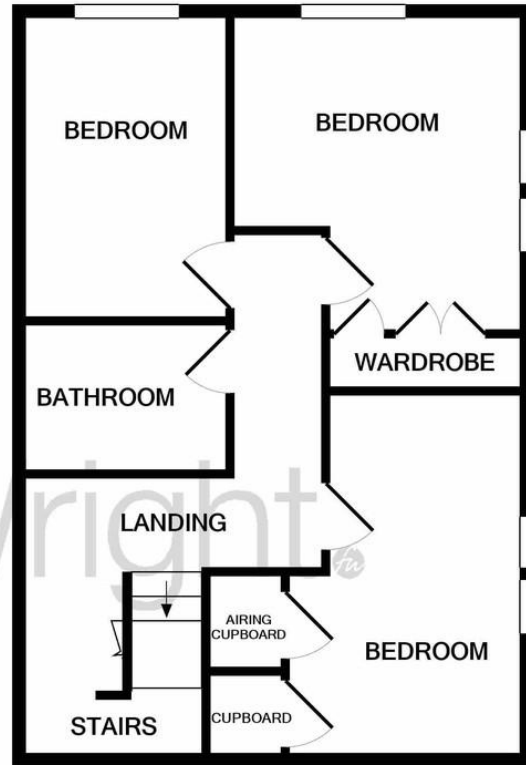
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Viewing

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



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.6 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
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To find out more or book a viewing

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