

Maltings Wharf, Manningtree, CO11 1XE



Leasehold

Guide Price

£113,000

Subject to contract

Tenant paying £550pcm

- 1 bedroom
- 1 reception room
- 1 shower room



This one bedroom first floor apartment is ideally situated in Manningtree town centre close to local amenities being an ideal investment opportunity with the current tenant paying £550pcm.

# Some details

## General information

IDEAL INVESTMENT This one bedroom first floor apartment is ideally situated in Manningtree town centre close to local amenities, currently let with the tenant paying £550pcm.

The apartment commences through a secure buzzer door into the communal hallway with stairs to all levels. The property is located on the first floor and has a main entrance door leading to the hallway with doors to the bedroom, lounge and Shower room. The Shower room is tiled and has low level WC and wash hand basin, shower cubicle and extractor fan. The bedroom has two double glazed windows to the rear. The main living area has double aspect windows to the front and side and a door through to the kitchen which also has a double glazed window to the front aspect, wall and base mounted kitchen units with roll edge surround and single drainer sink unit with mixer tap.

## Communal entrance hallway

### Entrance lobby

### Lounge

13'2" x 10' 6" (3.96m x 3.3m)

### Kitchen

6' 2" x 6' 10" (1.88m x 2.08m)

### Bedroom

13' x 10' 19" (3.96m x 3.53m)

### Shower room

5' 11" x 5' 3" (1.8m x 1.6m)

## The outside

The property benefits from having access to the communal riverside patio area and also has the added advantage of an allocated parking space.

## Location

The property is located centrally to Manningtree High Street with its weekly market and surrounding supermarket, library and cafes. Manningtree station is also located just over 1/2 a mile away and offers links to London Liverpool Street, Colchester and Ipswich.

## Important information

Council Tax Band - A

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

Tenure - Leasehold (Share of freehold)

Length of original lease – 99 years now extended to 999.

Unexpired term - Approx 965years.

Commencement date - 1988

Service charges - £1534.83 pa

Ground rent £55 pa

EPC rating – D ( current 64 - potential 72 )

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 head into North Street and left into Maltings Wharf where you will find the property situated over the Simply Thai takeaway.

## Further information

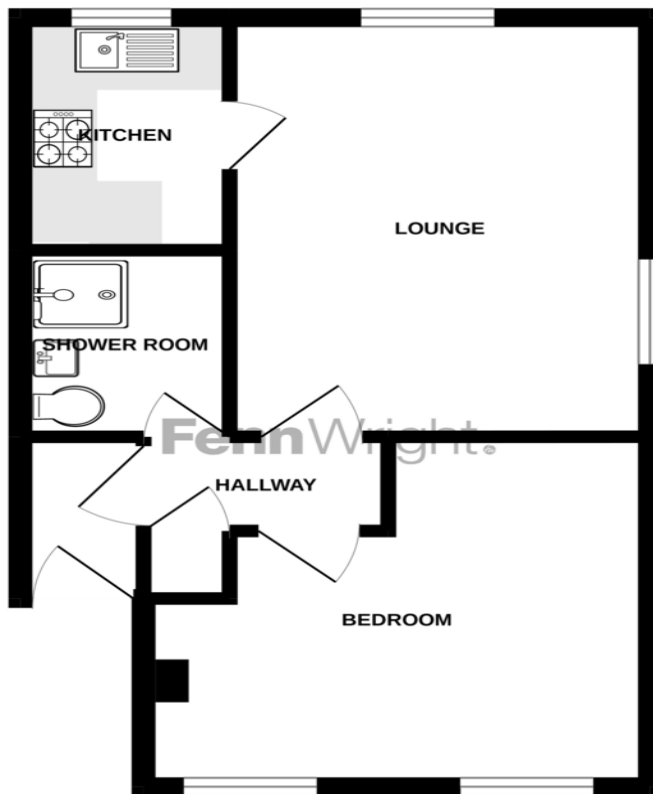
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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

## GROUND FLOOR



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To find out more or book a viewing

# 01206 397 222

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