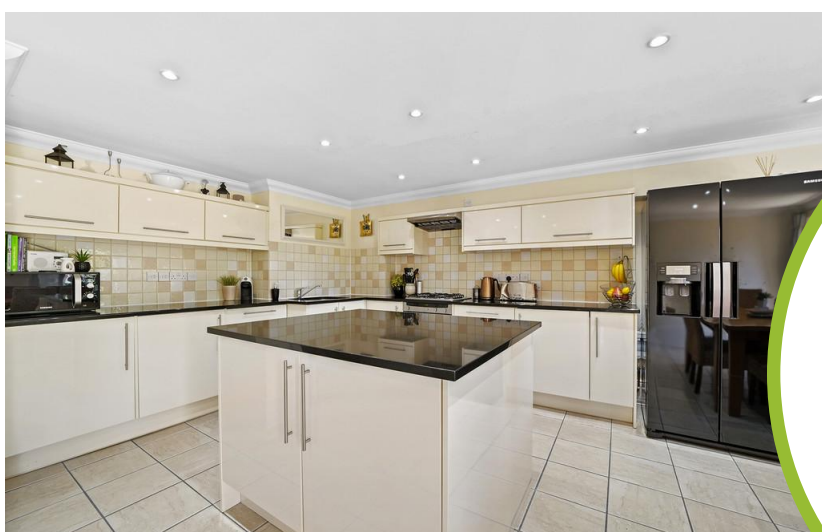


Lawford Place, Lawford, Manningtree, Essex, CO11 2PT



Leasehold

Guide Price

£425,000

Subject to contract

Stunning duplex  
apartment

3 bedrooms  
2 reception rooms  
2 bathrooms



This stunning duplex apartment is located within the original manor house set within 12 acres of private landscaped grounds offering views towards Stour Valley, yet within walking distance of Manningtree Railway Station.

## Some details

### General information

This stunning three bedroom duplex apartment is located on the first and lower ground 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 and unusually benefits from having a courtyard garden.

The property is entered via a personal entry phone with doors opening to the grand communal entrance hall with sweeping central staircase. A personal door leads to the personal entrance hall for the apartment, which has a useful integrated storage/coat cupboard, Cloakroom and staircase to the lower floor, whilst providing access to the sitting room and two of the three bedrooms. The sitting room is a lovely bright and airy room with two large sash windows to the front elevation and is reputed to have been the office for Margaret Thatcher. The Master Bedroom has a large sash window to the rear with a modern shower room with white suite. Bedroom two is adjacent also with a large sash window to the rear offering views toward the Stour Estuary. The ornate staircase leads to the hallway on the lower ground floor which provides access to the bathroom, second reception room, third bedroom and spacious kitchen dining room which has a range of wall and base units with black granite work tops, integrated Neff double oven with extractor above, dishwasher, space for a washing machine and American style fridge freezer. Double doors open onto the personal patio with access and views of the communal gardens beyond.

#### Entrance hall

#### Sitting room

16' 3" x 11' 4" (4.95m x 3.45m)

#### Bedroom one

10' 0" x 9' 5" (3.05m x 2.87m)

#### Ensuite

#### Bedroom two

15' 8 max" x 7' 7" (4.78m x 2.31m)

#### Lower ground floor hallway

#### Reception room 2

10' 8" x 9' 8" (3.25m x 2.95m)

#### Bedroom three

9' 8" x 9' 8" (2.95m x 2.95m)

#### Bathroom

#### Kitchen/dining room

19' 1" x 15' 5" (5.82m x 4.7m)

### Outside

The property benefits from it's own personal patio area that leads up to the formal Lawned gardens, Meadow and private woodland with it's own trails to be enjoyed by the residents

### Important information

Council Tax Band - C

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 - 110 years

Commencement date - 2008

Service charge - approximately £1733.79 per annum

Ground rent is not applicable

We understand that £570 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.

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### Viewing

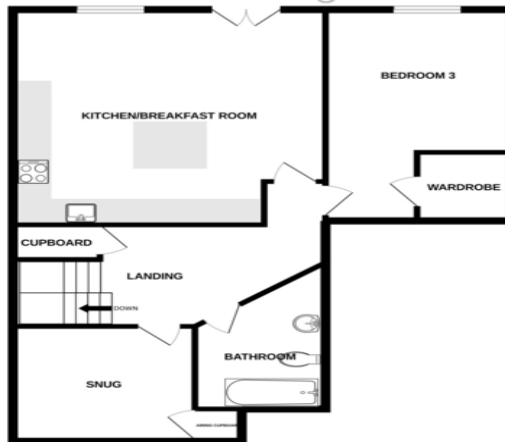
To make an appointment to view this property please call us on 01206 397 222.

GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



LOWER GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.

FennWright.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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