

Hilton Close, Manningtree, CO11 1DE



To Let
£550 pcm
Unfurnished

1 bedrooms,
0 reception room
and 1 Shower room



Unfurnished first floor studio apartment located within a short distance of Manningtree high street with it cafe wine bar and mainline train station

Some details

General information

This well presented first floor unfurnished studio apartment within is walking distance of Manningtree town centre.

The building is entered through the main front door leading into the communal hallway with stairs leading up to private entrance door to flat, opening in to the living area which has a double glazed window to the front aspect, laminate flooring and combination storage heater. The kitchen is accessed directly off the bedroom/living area and comprises of a range of matching wall and base units with work surfaces, single drainer stainless steel sink unit, double glazed window to the rear aspect, cupboard housing the hot water cylinder, freestanding electric oven and hob, washing machine and under counter fridge. The dressing area with integral wardrobe is also located off the living space with sliding door leading to the shower room with low level WC with enclosed cistern, wash hand basin and shower cubicle with power shower.

Living/Bedroom

17' 9" x 8' 8" (5.41m x 2.64m)

Kitchen

8' 7" x 5' 11" (2.62m x 1.8m)

Dressing room

6' 8" x 4' (2.03m x 1.22m)

Shower room

8' 7" x 4' 2max" (2.62m x 1.27m)

Outside

Communal grounds. The property has a parking space

Location

The property is in a small purpose built block of six flats situated within the town at the end of a cul-de-sac, and close to most local facilities including a Tesco Express and Co-Op, public houses and restaurants, theatre, sailing club, library, doctors and walks along the River Stour. The mainline railway station to London Liverpool Street is a short distance away, and also has direct services to Colchester, Stratford, Ipswich and Norwich.

Deposit

A maximum of 1 week's rent per tenancy application. Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the Holding Deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment

Important information

Landlords restrictions:- Strictly no pets, no smokers would suit professional person

We understand the property to be council tax band A Tendring district council

EPC rating D (Current 58- Potential 77

initial 12 month assured shorthold tenancy, longer term preferred

Available November

Deposit £634.61

Further information

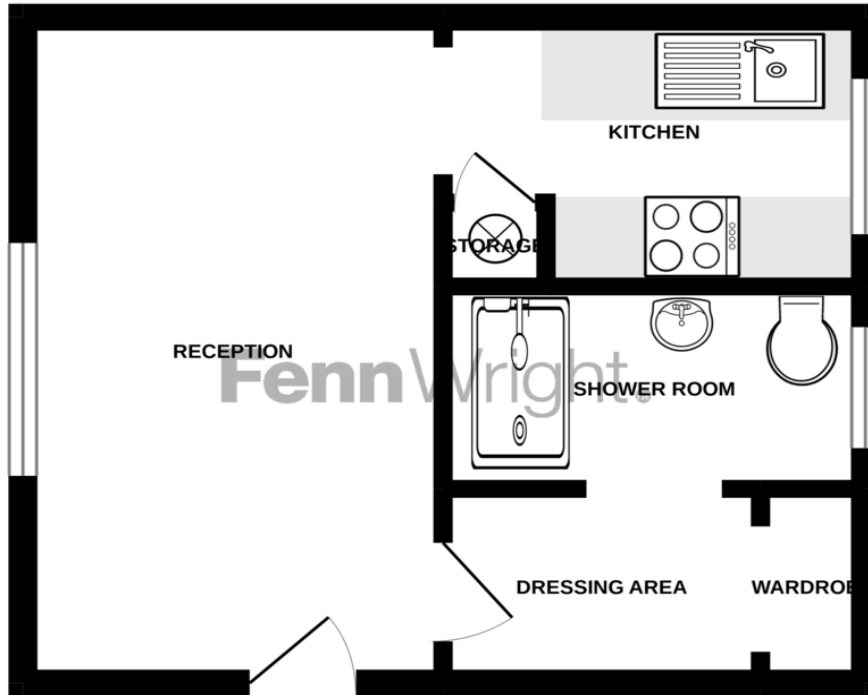
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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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

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