

Quay Courtyard, South Street, Manningtree, CO11 1BA



To Let
£650 pcm
Unfurnished

2 bedrooms,
1 reception room
and **1** bathroom



Unfurnished 2 bedroom
mid terrace cottage
located in this over 55's
retirement complex
centred around a delightful
communal gardens within
walking distance of
Manningtree town centre

Some details

General information

A rarely available unfurnished 2 bedroom mid terrace cottage situated in this retirement complex for the over 55's centred around an attractive communal garden. The property comprises in brief:- Entrance lobby with stairs leading to first floor with stair lift, door to lounge/dining room with window to front elevation and door to rear courtyard, opening to kitchen area with base and eye level cupboard single drainer sink unit adjoining work surface, appliances to remain. On the first floor there are two bedrooms both with built in storage cupboard, bathroom with panelled bath wc and hand basin

Entrance lobby

Lounge/Dining room

19' 11" x 12 >' 7'6" (6.07m x 3.84m)

Kitchen

7' 9" x 7' 9" (2.36m x 2.36m)

First floor

Master bedroom

12' x 9' 6" (3.66m x 2.9m)

Bedroom two

10' x 6' 5" (3.05m x 1.96m)

Bathroom

6' 6" x 8 max' (1.98m x 2.44m)

The outside

There are communal gardens and residents lounge. Onsite non allocated parking (we understand there are 9 communal spaces and visitors indicate the number of the property visited)

Where?

The property is situated in the heart of Manningtree town centre and is within walking distance of most local facilities including doctors, dentist, Tesco express, Co-op convenience store and River Stour

Fees

Prior to a tenancy starting:

Holding 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.

Deposit £750

Important information

Landlord restrictions:- no pets and no smokers

6/12 Month assured shorthold tenancy

EPC rating D (Current 68, potential 92)

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

Available End October/Start November 2019.

Special note: We understand there is a common passage which passes at on end of the terrace of properties but the rear of the properties are separated from this passage

The photos shown in this brochure were taken before the tenant took occupancy

Directions

Proceed from our office on foot down the high street, turn left at the cross road and behind the gates on the right is the entrance to Quay Courtyard where the property can be found on the right hand side

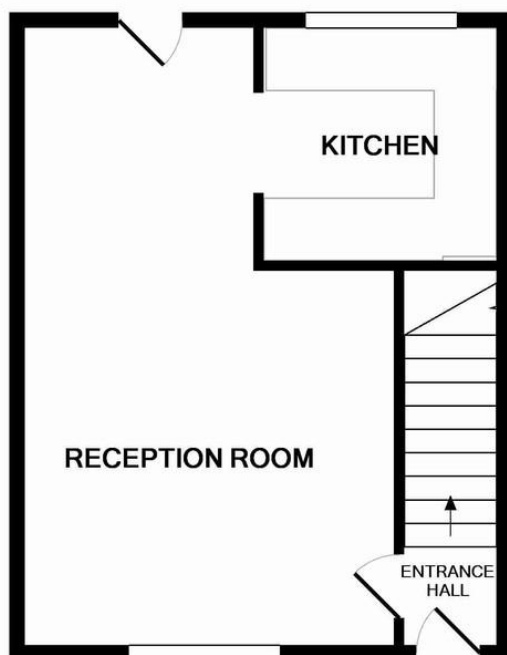
Further information

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

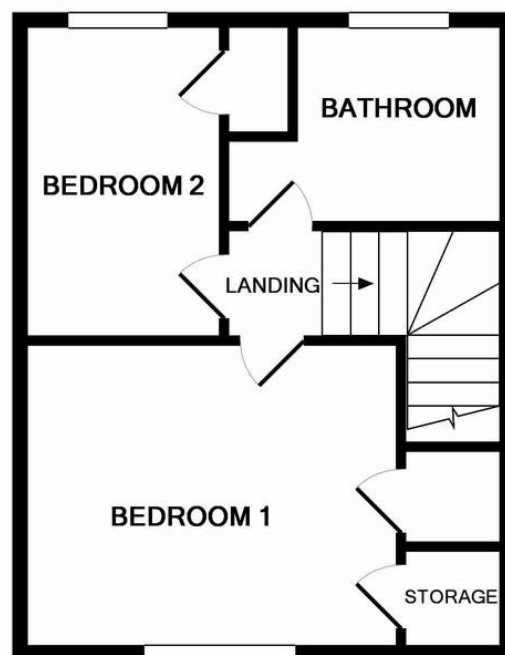
fennwright.co.uk

Viewing

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



GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 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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Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Particulars of Quay Courtyard, South Street, Manningtree, CO11 1BA

