



Free Rodwell House, School Lane, Mistley, Manningtree, CO11
£850 PCM Unfurnished





POOL DEPTH
HERE
1.2m
↓

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HERE
1.2m
↓

NO SWIMMING
OR DIPPING
IN THIS
AREA AT
ANY TIME

#Free Rodwell House, School Lane, Mistley

Manningtree, CO11 1HW

- Electric under floor heating
- Non allocated visitor parking
- Allocated parking space
- Access to residents swimming pool and Gym

Unfurnished one bedroom ground floor apartment in this striking conversion with residents swimming pool and gym. The property comprises in brief:- Communal security entrance door leading into hallway with stairs to all floors. Front door leading to hallway with doors off to all rooms. Good size lounge with double aspect windows wood effect flooring exposed brickwork walls. kitchen area with base and eye level cupboards, single drainer sink unit. built in hob oven and extractor hood over, space for fridge freezer, integrated dishwasher. Bedroom with fitted storage space exposed brick work along one wall and window. Bathroom with tiled flooring and walls, paneled bath with shower WC and hand basin. Access to residents swimming pool and gym. The property also has electric underfloor heating and allocated parking space.



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Entrance hall

Lounge 21'x 10' (6.40mx 3.05m)
Wood effect flooring exposed brickwork walls

Kitchen area 10'6" x 6' (3.20m x 1.83m)
Single drainer sink unit, wall and base cupboards
integrated dishwasher, washing machine, built-in hob
oven and extractor hood over

Bathroom 7' x 5'6" (2.13m x 1.68m)
White suite comprising bath with shower attachment, WC,
hand basin tiling to walls and floor

Bedroom 17'9" x 9'11" (5.41m x 3.02m)
Wood effect flooring, double aspect window some
exposed brickwork to walls opening into kitchen area

Outside

Access to residents swimming pool and gym. Residents
carparking. We understand no commercial vehicles, sign
written vans, or trailers are not permitted to park in the
carpark.



Holding deposit

Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/ contributed towards the first months rent

Important information

The rent is exclusive of council tax and utilities

Landlords restrictions No smokers minimum 12 month let ,no pets, no smokers and children at landlords discretion

Services - We understand that mains water, drainage and electricity are connected to the property.

Available Approx End September 2024

EPC rating D (64 Current - Potential 64)

We understand the property to be council tax band B

Tendring District Council

Deposit £980

Special note:- No commercial or sign written vehicles are permitted in the residents carpark

Broadband Availability - Standard and Superfast available (Ofcom Broadband Checker - July 2024).

Mobile Coverage - It is understood mobile coverage (indoor) is limited (Ofcom Mobile Checker - July 2024)

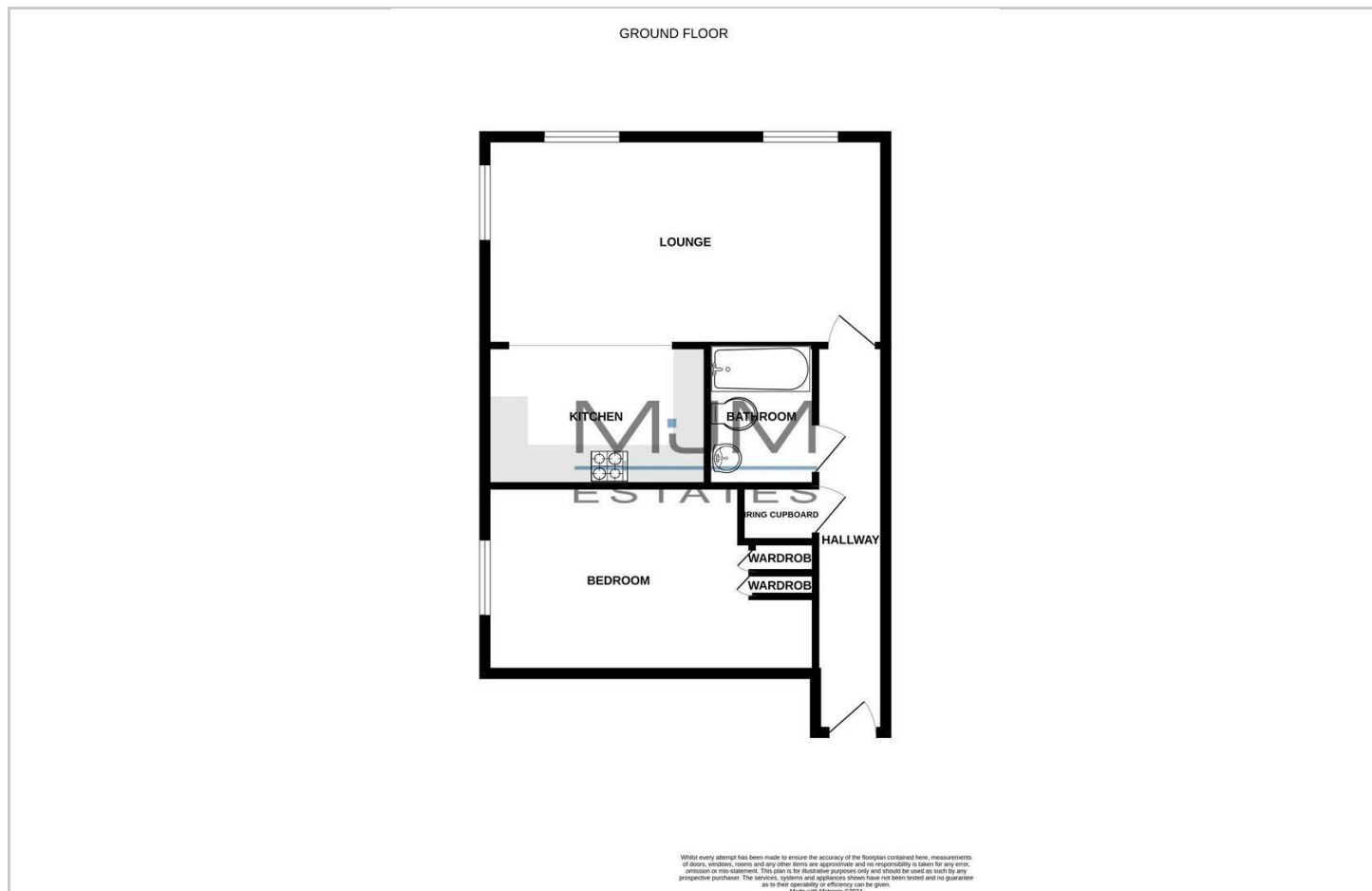
Directions

Procced through Manningtree high street along the walls through Mistley high street past the railway station on the right take the first right into School lane then first left into Free Rodwell House complex





Floor Plans



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

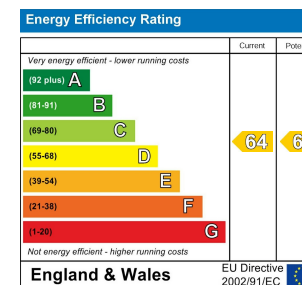
Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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Location Map



Energy Performance Graph



OnTheMarket

rightmove