



REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R
WHEN SELLING YOUR HOME



4 quay court South Street
Manningtree, CO11 1BA

Guide price £180,000



4 quay court South Street Manningtree, CO11 1BA

Guide Price £180,000 - £200,000.

Nestled in the heart of South Street, Manningtree, this charming flat offers a delightful living space for those seeking comfort and convenience. Boasting a cosy reception room, two inviting bedrooms, and a modern bathroom, this property is perfect for those looking to downsize or enjoy retirement in style.

Situated in an over 55's complex, this flat provides a tranquil environment with beautifully manicured grounds and a serene water fountain, creating a lovely community atmosphere. The top floor location offers stunning views of the communal grounds, and the added convenience of a pre-fitted stair lift ensures easy access for all.

The contemporary kitchen, seamlessly connected to the lounge, is ideal for hosting gatherings, while the sunny east-facing balcony provides a perfect spot for enjoying a morning coffee or a relaxing evening. With two comfortable bedrooms and a spacious shower room, this flat offers both comfort and practicality.

Conveniently located just a stone's throw away from the picturesque Manningtree high street and the local waterfront, this property allows for easy access to all the amenities and attractions this charming town has to offer. Don't miss the opportunity to make this lovely flat your new home sweet home.



Area Guide: Set on the banks of the River Stour, Manningtree has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, through to education and leisure. Despite being known as the smallest town in the country, Manningtree has everything you would expect from a small but bustling market town. Home to a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants and coffee shops, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

Front Aspect

Entrance Hall with Stair Lift

Hallway
22'4" x 10'3" (I shaped) (6.81m" x 3.12m" (I shaped))

Lounge
16' x 13'1 (4.88m x 3.99m)

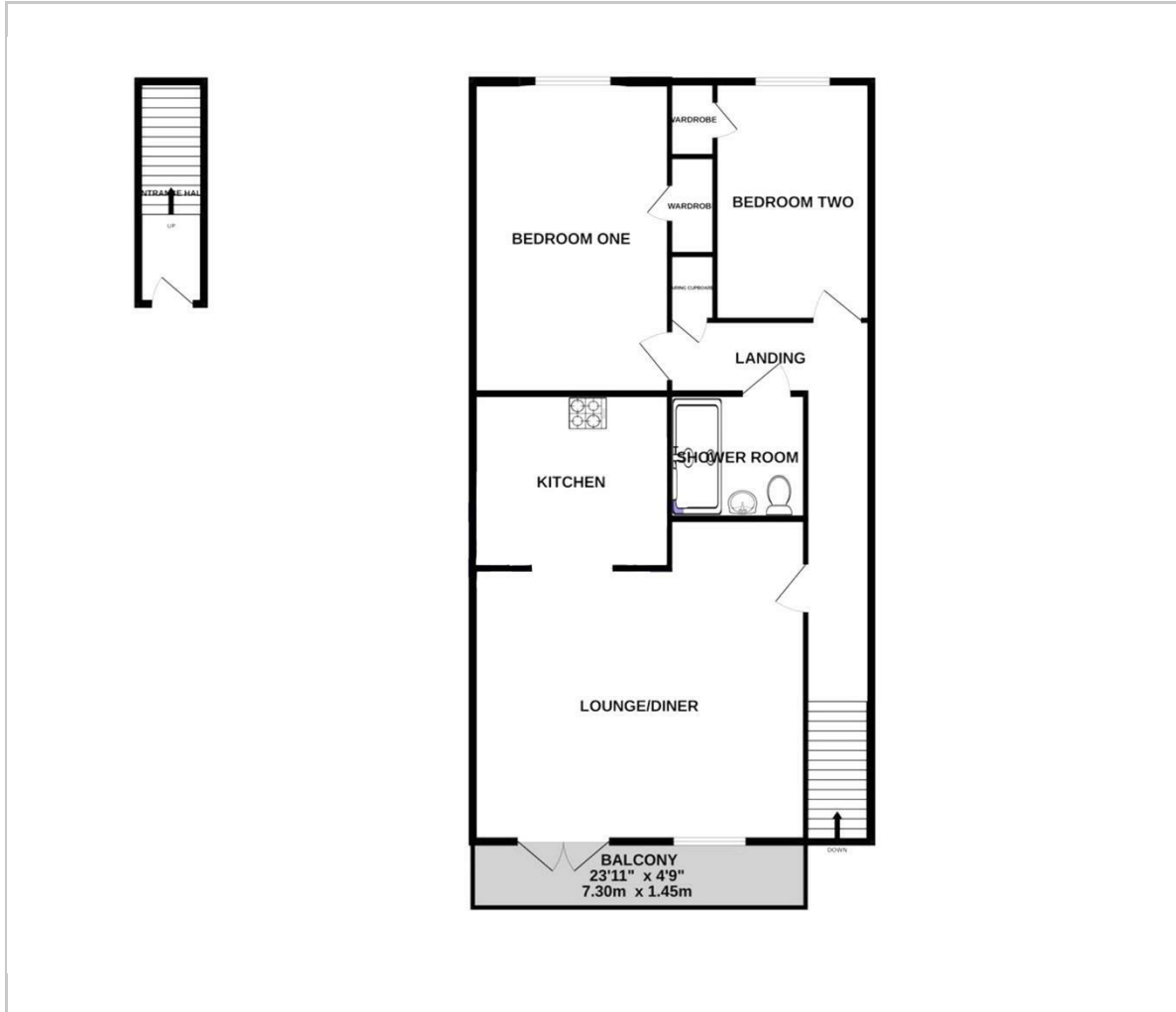
East Facing Balcony
16' wide (4.88m wide)

Kitchen
8'4 x 7'1 (2.54m x 2.16m)





Floor Plan



Viewing

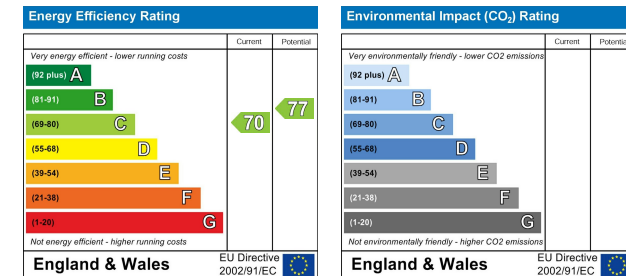
Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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