



South Street, Manningtree  
Price Guide £160,000 LEASEHOLD



## South Street, Manningtree

Discover your perfect haven for a comfortable and secure retirement in the heart of picturesque Manningtree. Introducing a delightful ground floor apartment, exclusively designed for the over 55's, boasting a prime location with convenient access to the scenic waterfront and bustling High Street.

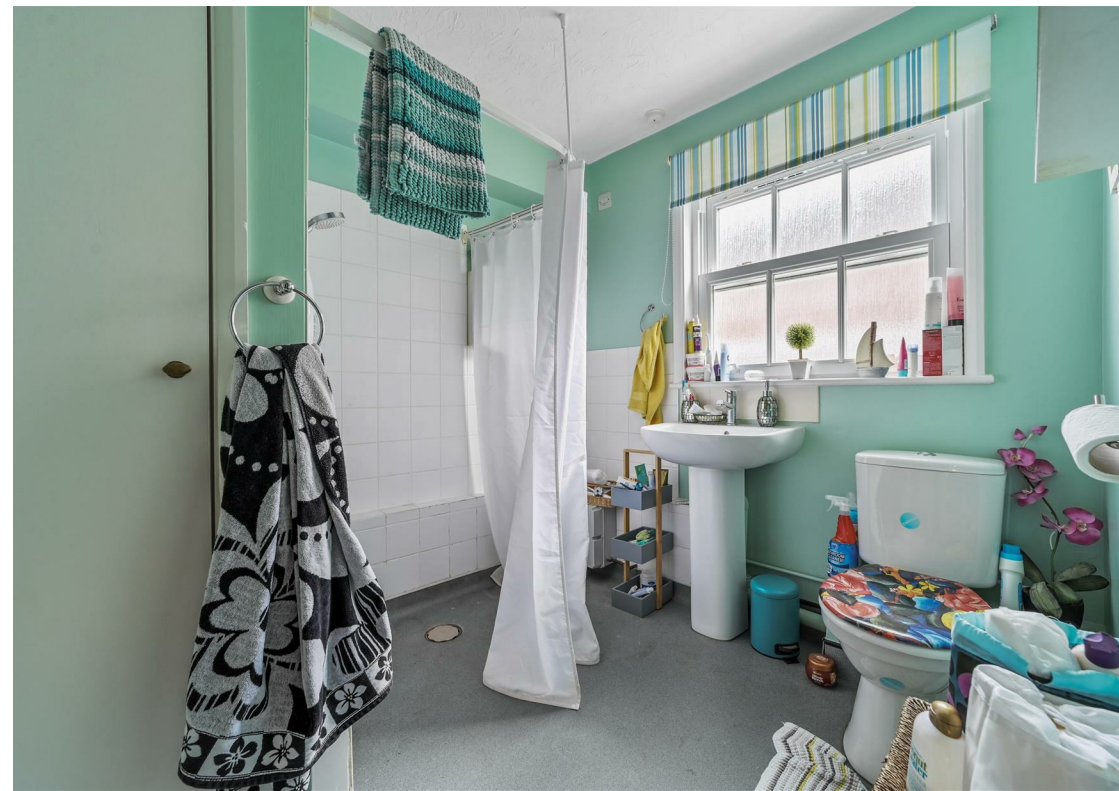
This warden assisted development ensures peace of mind and safety, while offering a welcoming sense of community within the beautifully maintained communal courtyard. The entrance porch leads to an inviting sitting room/diner, perfect for hosting family gatherings or simply enjoying a quiet evening in. The functional kitchen offers ample storage with matching wall and base units, alongside space for an electric cooker and fridge/freezer to cater to your culinary needs.

Retire to the double bedroom featuring a built-in wardrobe to keep your new space organised and clutter-free. The wet room, complete with an electric shower, is designed for ease and accessibility, providing a practical solution for your daily routine.

Step outside and immerse yourself in the friendly atmosphere of the communal courtyard, offering the perfect spot to socialise with fellow residents, or to simply relax and take in the charming surroundings.

Don't miss the opportunity to secure your ideal retirement home in this idyllic Manningtree location.

Agents notes - There is approximately 89 years left on the lease. Ground Rent is £65 per year, service charge £1040 per year. Council Tax band - B







- GROUND FLOOR APARTMENT
- OVER 55's RETIREMENT DEVELOPMENT
- WARDEN ASSISTED
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO MANNINGTREE WATER FRONT
- WETROOM
- COMMUNAL COURT YARD
- GUIDE PRICE £160,000 - £170,000

### LOCATION

Manningtree is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders. The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, a pharmacy, galleries, a theatre, restaurants and a delicatessen.

Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned midway between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England.

There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the town's mainline railway station.



CO111EH [Change Location](#)

Select your address

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	20 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	--	--	✗

Networks in your area - Openreach

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

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Select your address

Indoor Outdoor

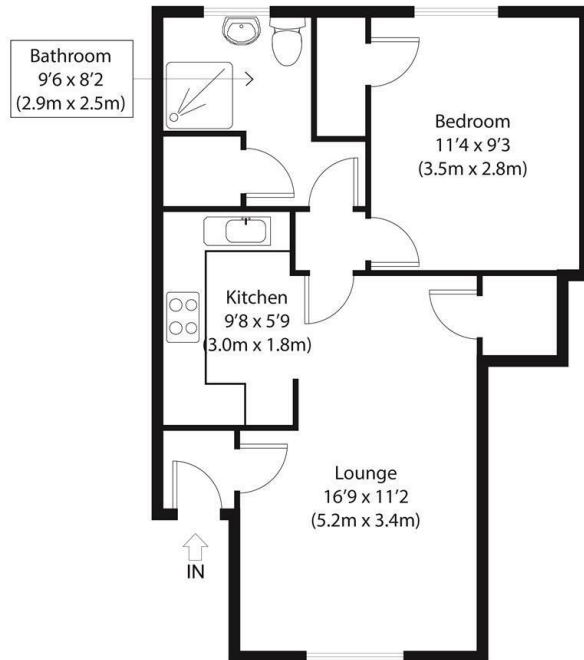
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. [More information](#).

This table shows the mobile availability in your area.

Provider	Voice	Data
EE	✓	✓
Three	✓	✓
O2	✓	✓
Vodafone	✓	✓



## Floor Plan



Approximate Gross Internal Area  
475 sq ft (44 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

