



Colchester Road, Lawford
£180,000 Leasehold

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Chamberlain Phillips is pleased to present this two-bedroom first-floor apartment providing an exceptional opportunity for first-time buyers, couples, small families, or savvy buy-to-let investors.

Set close to Manningtree town centre this spacious property offers an abundance of living space, including two well-proportioned double bedrooms and a generous sitting room. The kitchen/breakfast room serves as an ideal spot for whipping up delicious meals and hosting intimate gatherings. With the added benefit of gas central heating, you'll stay cosy and warm throughout the winter months.

The apartment also features a modern bathroom, separate toilet, and a convenient study/store room, which can be used as a home office or extra storage space. Permit parking ensures you'll never have to worry about finding a space for your vehicle.

This property's prime location places it within walking distance of local amenities, including shops, restaurants, and transport links, making everyday life a breeze. Be quick to seize this fantastic opportunity and immerse yourself in the friendly and bustling community.

Don't miss your chance to secure this property, arrange a viewing today!

Agents notes:- Ground rent is £10 per year, service charge approx is £280 per year. Council Tax Band A.





- TOWN CENTRE LOCATION
- ACCESS TO MAINLINE STATION
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- STUDY
- KITCHEN/BREAKFAST ROOM
- PERMIT PARKING

LOCATION

Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which 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.

CO111UQ [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

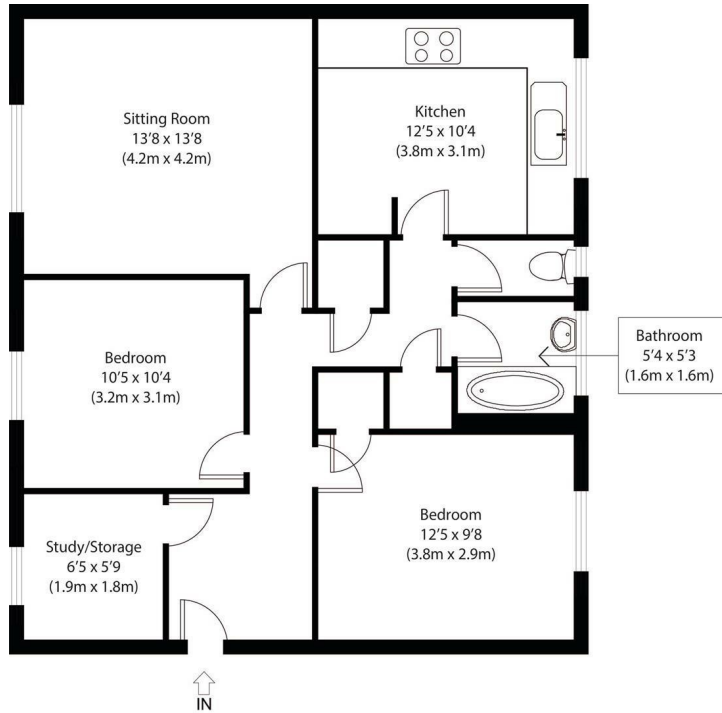
Indoor Outdoor

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

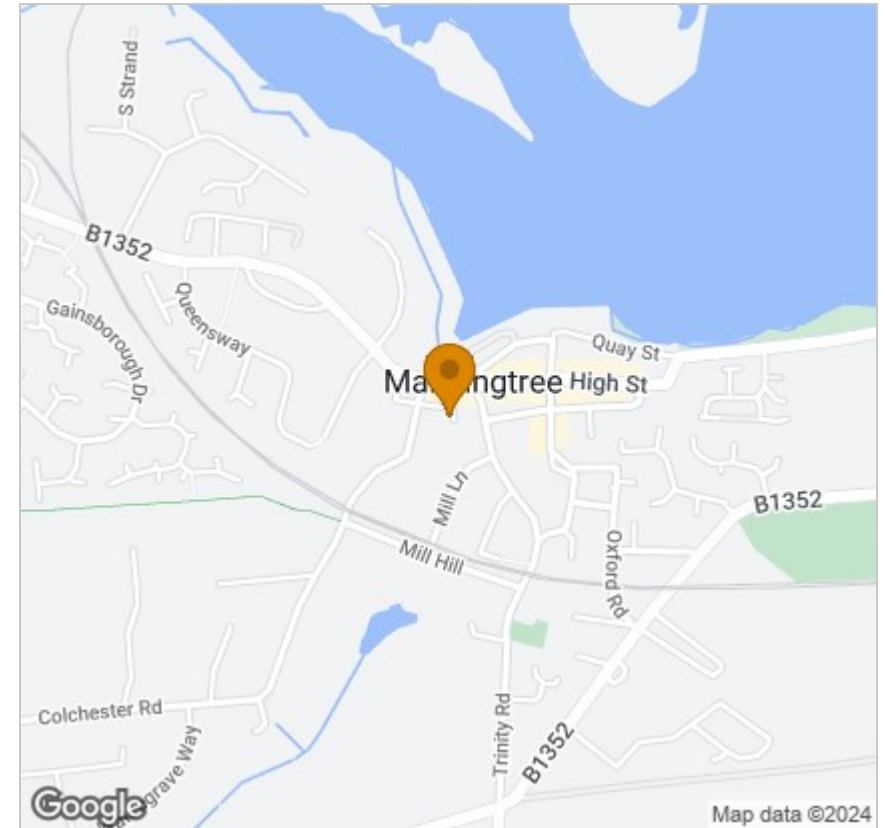
This table shows the mobile availability in your area.

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

Floor Plan



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

