



High Street, Manningtree  
£220,000



## Quayside Maltings

Embrace the blend of heritage and modern living with this exquisite three-bedroom apartment, a dream for first-time buyers seeking a unique home with character. Nestled within the prestigious Grade II Listed Quayside Maltings conversion, this top-floor residence boasts superb high ceilings that dance with light, creating an airy and open atmosphere.

As you step inside, the entrance hallway indicates the space on offer, whilst rich tapestry of exposed ironwork and brick adds a touch of historical elegance, contrasting beautifully with the contemporary comforts of a new electric heating system.

The family bathroom is sleek and well-appointed, providing a peaceful retreat. The principal bedroom, complete with an en-suite shower room, offers a private sanctuary to unwind. A second double bedroom presents a canvas for personal touches, ensuring every family member has their cosy corner.

The heart of the home is the open-plan kitchen living room, where integrated appliances make culinary endeavours both enjoyable and stylish. Venture upstairs to the mezzanine level, a versatile space perfect for a third bedroom, a snugly additional living area, or an inspiring office for those work-from-home days.







- GRADE II LISTED
- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MEZZANINE LEVEL OFFERING A THIRD BEDROOM OR SECOND RECEPTION ROOM
- HIGH CEILINGS
- CHARACTER FEATURES THROUGHOUT
- CENTRAL LOCATION
- VIEWING ADVISED



#### LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. The historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

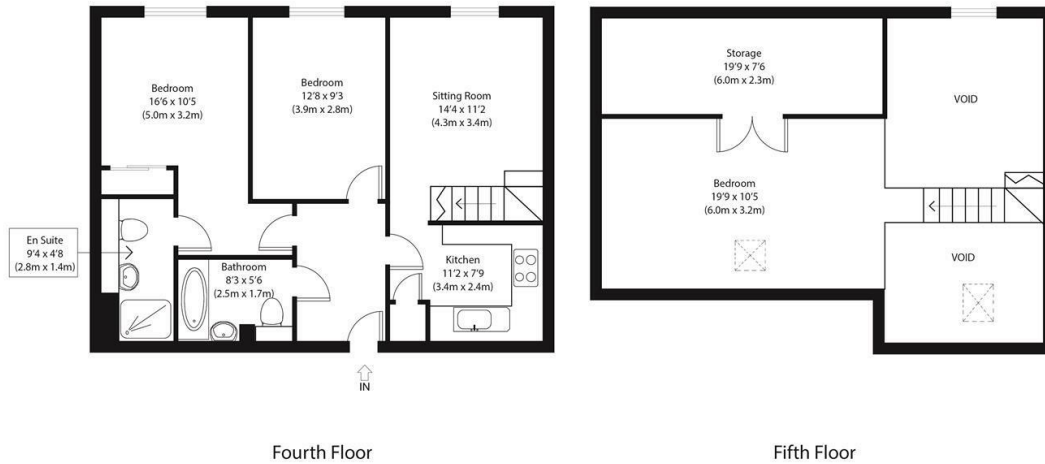


For travel connections, this executive newly built home also enjoy an enviable position, being conveniently located for work, leisure and recreation. For this ideally located collection, residents can easily reach the B1352 and the A137, whilst superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

#### Agents notes:

Tenure - Leasehold  
Lease - 125 Years (101 Remaining)  
Ground Rent - £300.0 Per Annum  
Service Charge - £697.42 paid quarterly  
Council Tax - Band C  
Services - Mains Electric/Water/Drainage  
Heating - Electric radiators  
Mobile Availability - O2 and Vodafone are limited / EE and Three are unavailable  
Broadband Availability - Superfast is available

## Floor Plan

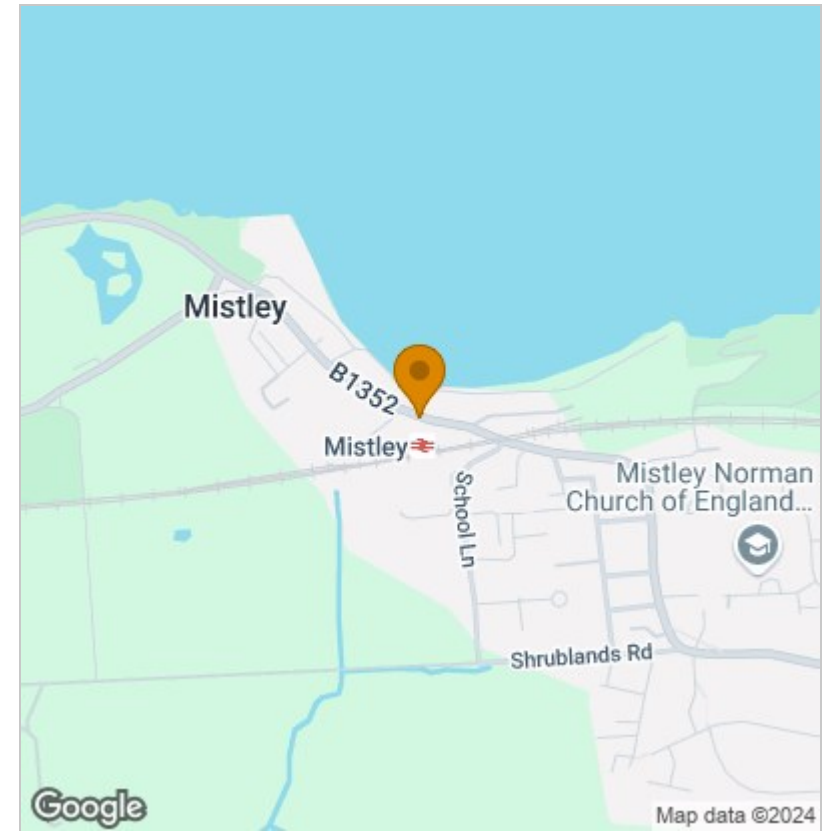


Approximate Gross Internal Area  
1080 sq ft (100 sq m)

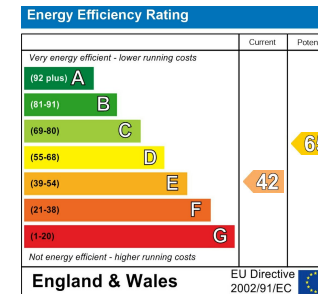
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright © www.chamberlainphillips.co.uk



## Area Map



## Energy Efficiency Graph



Council Tax Band - C

Tenure - Leasehold

## Viewing

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

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