



Colchester Road, Lawford  
£180,000

## Colchester Road, Lawford

Chamberlain Phillips is delighted to present this spacious and well-positioned two-bedroom first-floor apartment, offering a fantastic opportunity for first-time buyers, couples, small families, or those looking for a smart buy-to-let investment.

Situated close to Manningtree town centre, this apartment benefits from easy access to a variety of everyday amenities. Manningtree, recognised as England's smallest town, offers a pleasant mix of period charm and practical convenience, with a selection of independent shops, cafés, pubs, and restaurants all within comfortable walking distance.

Inside, the apartment offers generous and well-planned accommodation. Both double bedrooms are well-proportioned, while the spacious sitting room provides the ideal setting for relaxing or entertaining. The kitchen/breakfast room is perfect for everyday dining or weekend brunches, and the property further benefits from a modern bathroom, separate WC, and a useful study/store room which is ideal as a home office or additional storage space.

Additional features include gas central heating and permit parking, offering year-round comfort and convenience.

Manningtree also enjoys excellent transport links, with the mainline station just a short stroll away, providing direct services to London Liverpool Street in under an hour. The town is nestled on the banks of the River Stour, with scenic riverside walks, nearby Dedham Vale, and the beautiful Suffolk and Essex countryside all on your doorstep—ideal for those who enjoy outdoor pursuits and picturesque surroundings.

Combining space, lifestyle, and a sought-after central position, this property presents a rare chance to enjoy all the benefits of town-centre living with a true sense of community and charm.

Early viewing is highly recommended—contact us today to arrange yours.





CO11UQ [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	1000 Mbps	1000 Mbps	

**Networks in your area - Openreach, Gigaclear**  
 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.

**Performance**

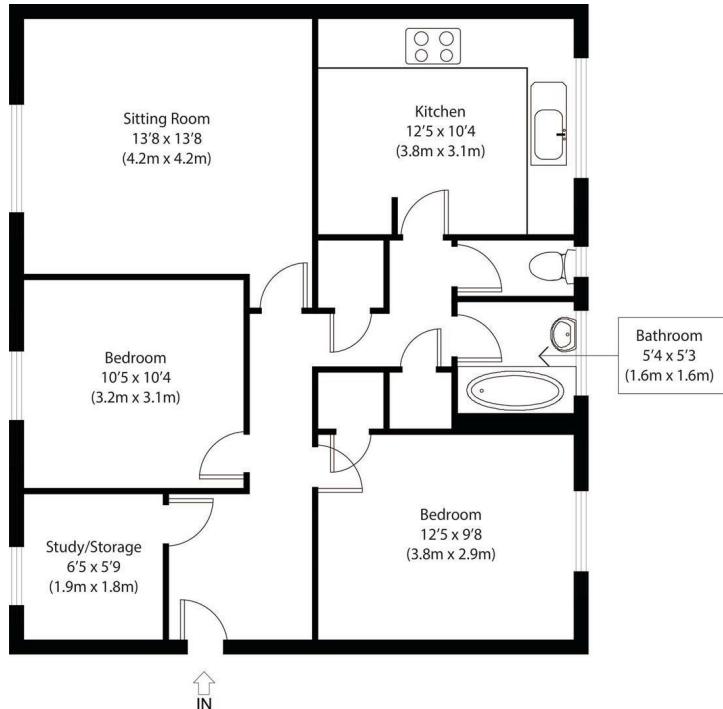



- TOWN CENTRE LOCATION
- ACCESS TO MAINLINE STATION
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- STUDY
- KITCHEN/BREAKFAST ROOM
- PERMIT PARKING

Agents notes:-

Property is leasehold  
 Lease has 118 years remaining.  
 Ground rent is £10 per annum, service charge approx is £250 per annum.  
 Council Tax Band A.  
 Services :- Mains water, electric, gas, drainage.  
 Heating - Radiators via Gas boiler  
 Mobile - EE & Vodaphone 83%, Three 81% & O2 80% (Source Ofcom)  
 Broadband - Ultrafast is available  
 Parking Permit approx £50 per annum  
 Situated in Manningtree and Mistley Conservation Area.

## Floor Plan

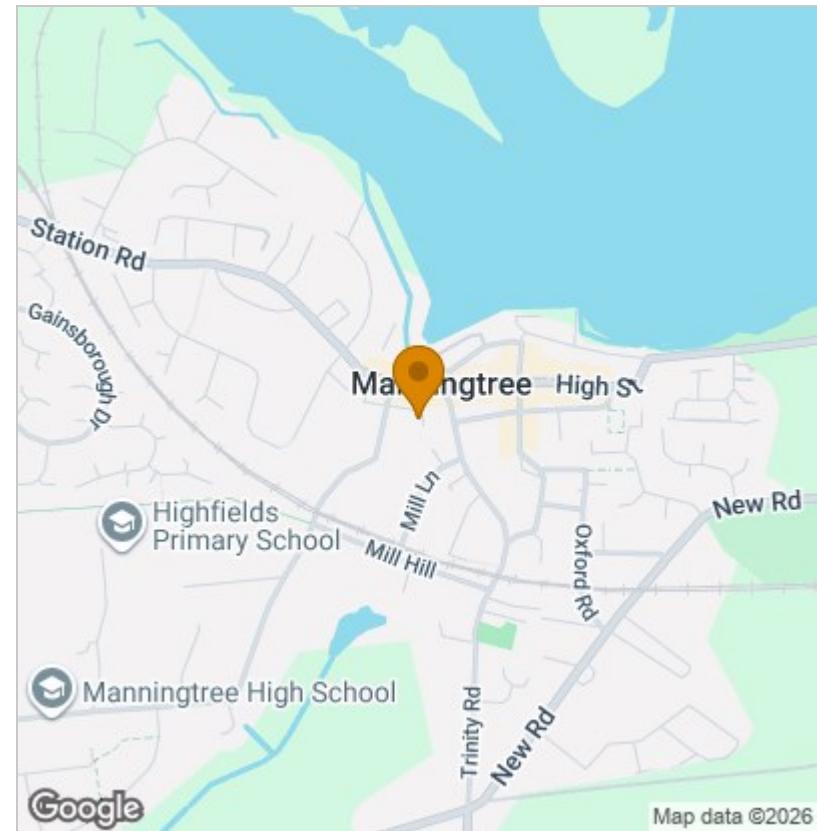


Approximate Gross Internal Area  
780 sq ft (72 sq m)

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



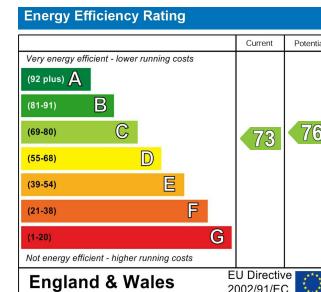
## Area Map



## Viewing

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

## Energy Efficiency Graph



Council Tax Band - A

Tenure - Leasehold

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 firms employment has the authority to make or give any representation or warranty in respect of the property.