

School Lane, Mistley
£170,000

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****A Charming Blend of Character and Contemporary Living****

Embark on a delightful journey into the world of homeownership with this well presented third floor two-bedroom apartment, a perfect haven for first-time buyers, couples, and savvy investors. Situated in a highly sought-after locale, this nineteenth-century conversion effortlessly blends historic charm with contemporary living. The heart of the home, an open-plan kitchen and sitting room, welcomes you with an abundance of natural light, creating an inviting space for both relaxation and entertaining.

Character abounds throughout the property, with exposed brickwork adding a touch of timeless elegance. Both bedrooms offer a peaceful retreat, with the larger boasting a serene balcony, ideal for morning coffees or tranquil evenings. The bathroom is well-appointed, featuring a shower over the bath, serving as a modern convenience with a classic twist.

Residents benefit from a host of on-site amenities, including a swimming pool and gym, elevating the living experience to new heights of luxury. With the added convenience of a lift to all floors and an allocated parking space, this home caters to both comfort and practicality.

Located a stone's throw from the railway station, this property promises an easy commute, allowing more time to enjoy the finer aspects of this charming home. Don't miss the opportunity to own a piece of history with all the modern comforts of today.





- POPULAR LOCATION
- NINETEENTH CENTURY CONVERTED APARTMENT
- WALKING DISTANCE OF RAILWAY STATION
- ONSITE SWIMMING POOL & GYM
- EXPOSED BRICKWORK
- ALLOCATED PARKING
- LIFT TO ALL FLOORS
- NO ONWARD CHAIN
- VIEWING ADVISED

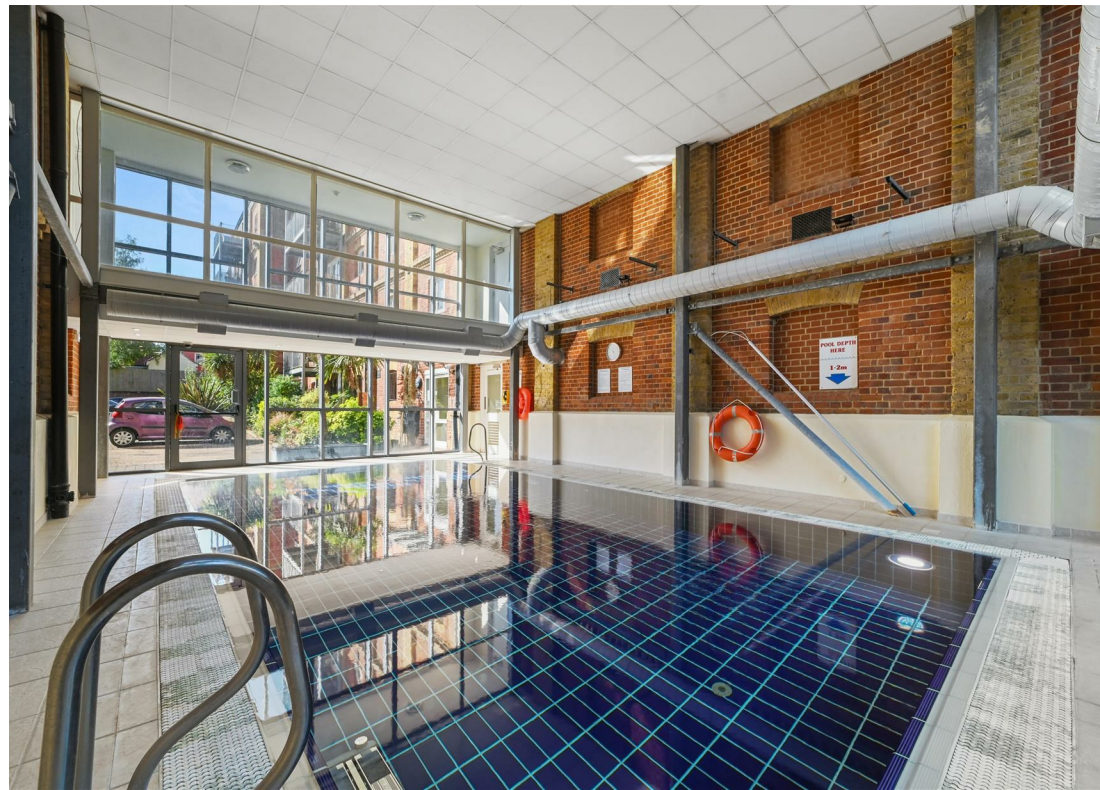
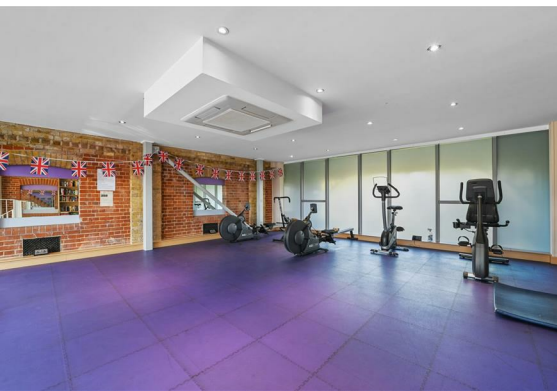
LOCATION:

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.

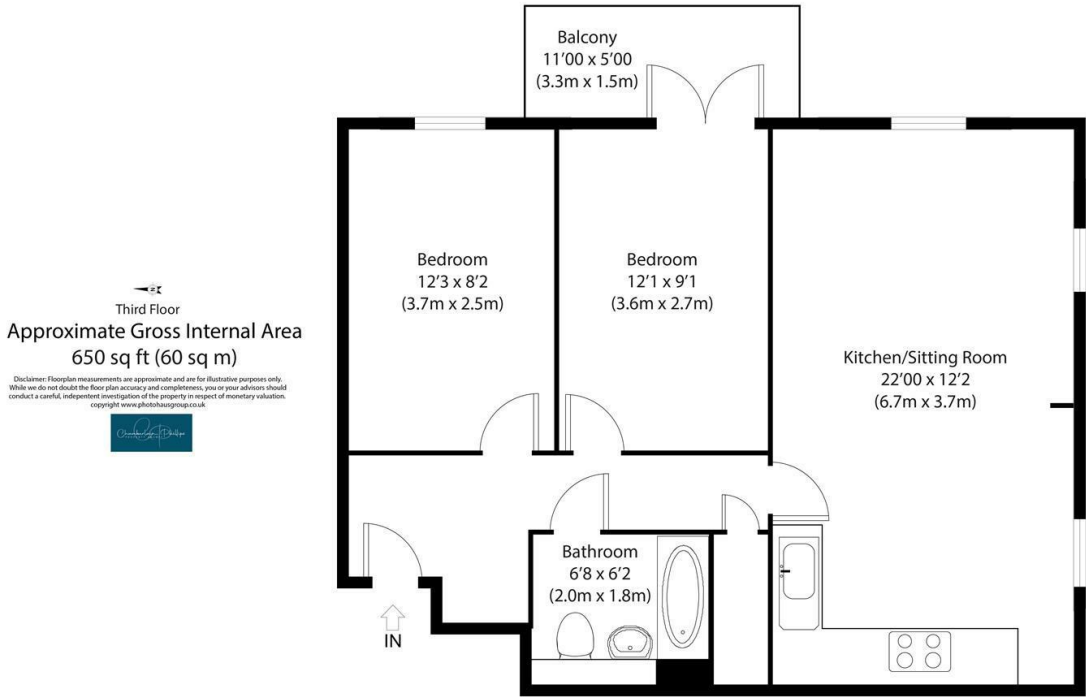
For this ideally located collection, residents can easily reach the B1352 and the A137, whilst superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

Agents notes:

Tenure - Leasehold
 Council Tax - Band C
 Services - Mains Electric/Water/Drainage
 Heating - Electric underfloor heating
 Mobile Availability - EE 86%, O2 77%,
 Vodafone 72%, Three 59% (Source Ofcom)
 Broadband Availability - Ultrafast is available
 Lease Term :- 125yrs (from June 2005) - 104
 years remaining Service Charge £2476.00
 PA Approx Ground Rent £165.00 PA



Floor Plan



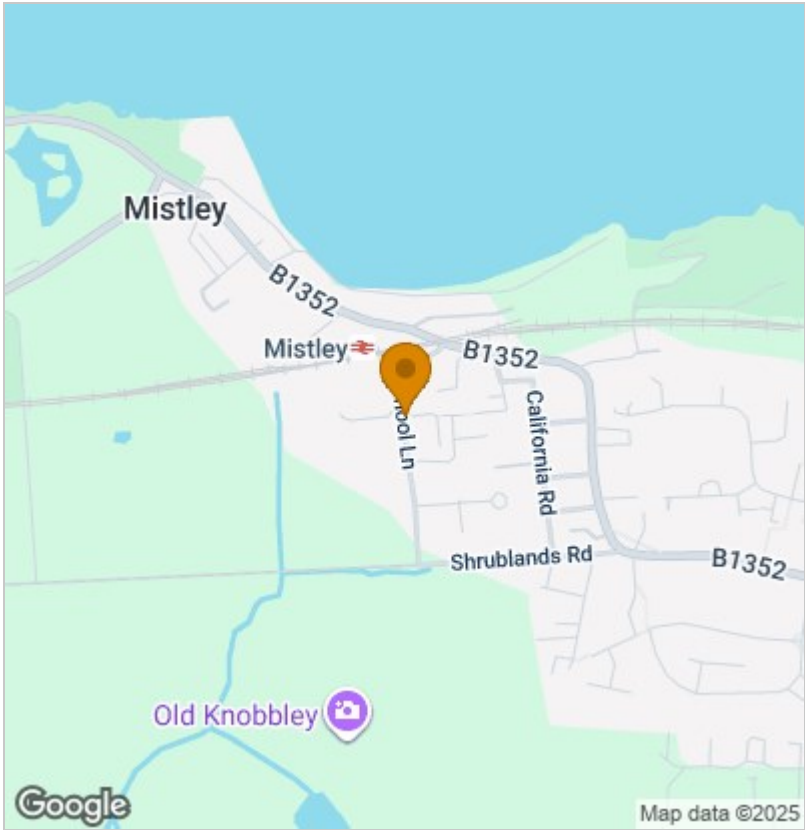
Viewing

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.

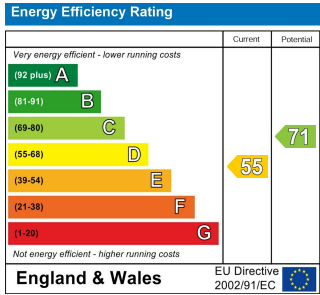
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Leasehold