



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



MALTINGS WHARF, MANNINGTREE, CO11 1XE

OFFERS OVER £190,000

This quirky, third floor apartment located in the sought after Maltings Wharf development is offered with no onward chain and enjoys views of the Stour Estuary. Located just off Manningtree High Street and less than a mile from Manningtree railway station with services to London Liverpool Street in under an hour.

- Three Bedrooms
- En-Suite to Master
- Two Parking Spaces
- No Onward Chain
- Share of Freehold
- EPC D

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN

12'11" x 11'4" (3.94m x 3.45m)



LOUNGE

16'10" x 15'7" (5.13m x 4.75m)



BATHROOM

8'9" x 7'1" (2.67m x 2.16m)



BEDROOM TWO

14'7" x 11'3" (4.45m x 3.43m)



BEDROOM ONE

11'4" x 9'9" (3.45m x 2.97m)



BEDROOM THREE

10'9" x 9'9" (3.28m x 2.97m)



ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

OUTSIDE



Two allocated parking spaces

Leasehold Information

Lease Term Remaining: 965 Years

Ground Rent: £80 PA

Ground Rent Review Period: TBC

Service Charge: £260 PM

Agents Note Sales

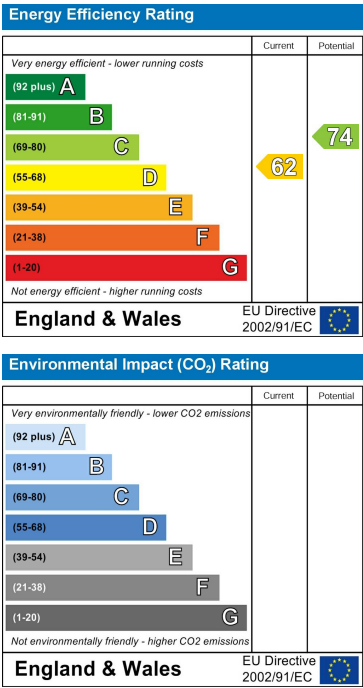
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING

Map

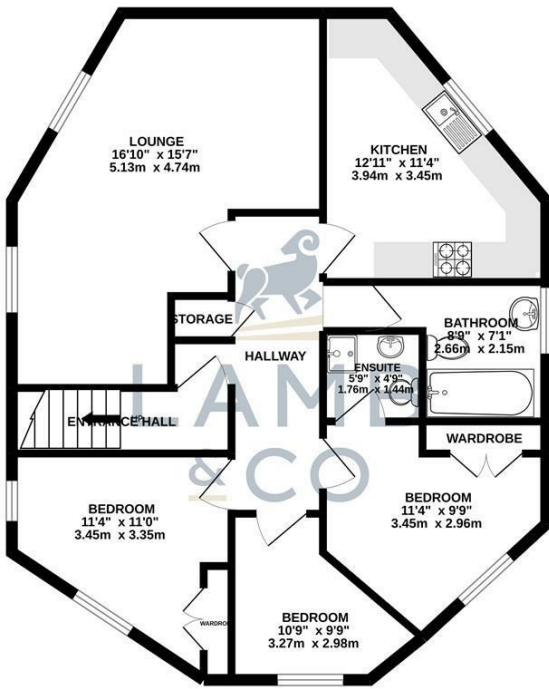


EPC Graphs



Floorplan

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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