

Swan Court, Mistley, Manningtree, CO11 1LN

william h brown

welcome to

Swan Court, Mistley, Manningtree

Offered with *NO ONWARD CHAIN* this charming *OVER 55's FIRST FLOOR APARTMENT* provides *IDEAL ACCOMMODATION* with viewing highly recommended. Situated within this *POPULAR RETIREMENT COMPLEX* in the *SOUGHT-AFTER VILLAGE OF MISTLEY* the property is convenient for *LOCAL SHOPS* and bus services.













Entrance

The property is entered via the security entry door leading to:

Communal Hallway

Boxed electric meter, stairs rising to the first floor landing, circular window to the front and a door leading to:

Hallway

Access to the loft, built-in cupboard, electric panel heater, security entry phone receiver, security pullcord and doors leading to;

Lounge / Dining Room

15' 2" x 11' 10" (4.62m x 3.61m) Double glazed bay window to the front aspect, electric heater, inset spotlights, security pull-cord and double doors leading to:

Kitchen

10' 8" x 7' 2" (3.25m x 2.18m) Double glazed window to the front aspect, one-anda-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, inset spotlights and security pull-cord.

Bedroom One

15' into bay x 10' 10" (4.57m into bay x 3.30m) Double glazed bay window to the rear aspect, two built-in cupboards (housing the water tanks), fitted wardrobes with mirror fronted sliding doors, electric storage heater and a security pull-cord.



Bedroom Two

9' 6" x 7' 2" (2.90m x 2.18m) Double glazed window to the rear aspect, electric heater, inset spotlights and a security pull-cord.

Bathroom

Obscure double glazed window to the rear aspect, walk-in bath/shower with mixer tap and Triton electric shower with adjustable shower head, wash hand basin with mixer tap and cupboard under, low level WC, electric heater, heated towel rail, inset spotlights, tiled walls and a security pull-cord.

Communal Gardens

There are communal garden areas to the front and rear of the property.

Parking

The central communal parking area provides ample off road parking.



welcome to

Swan Court, Mistley Manningtree

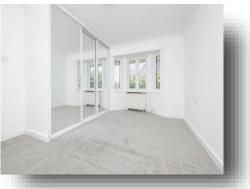
- Two Bedrooms
- Over 55's First Floor Apartment
- Maintained Surrounding Gardens
- Ample Communal Parking
- Warden Controlled with Pull-Cords

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000





view this property online williamhbrown.co.uk/Property/CSJ108946



Property Ref:

CSJ108946 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01206 843464

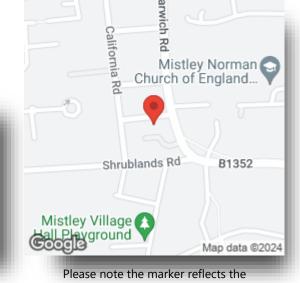


 ${\it Colchester StJohns@williamhbrown.co.uk}$

42a St Christopher Road, Colchester, Essex, CO4 0NA



williamhbrown.co.uk



postcode not the actual property