

49 Free Rodwell House School Lane, Manningtree, CO11 1HW

£1,150 PCM

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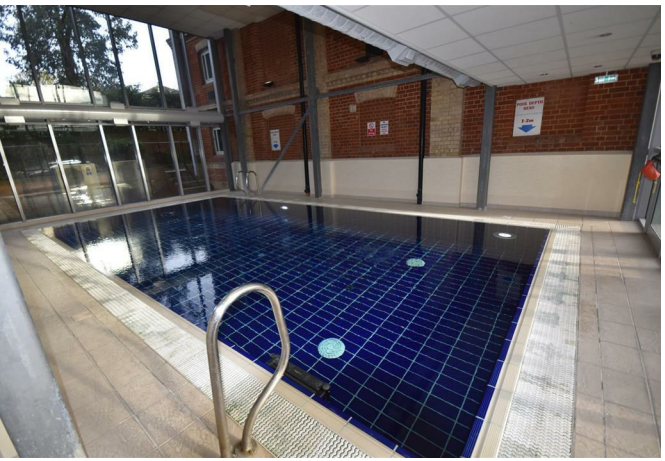
Manningtree, CO11 1HW

£1,150 PCM

- Residents Swimming pool and Gym
- Electric underfloor heating
- Top floor
- Ensuite to master bedroom
- Two parking spaces



An unfurnished two bedroom top floor flat with mezzanine area located in this striking Maltings conversation located within a short distance of Mistley train station. The property comprises in brief:- Communal lift to all floor. Timbered front entrance door, storage cupboard, door to lounge/kitchen area with spiral stairs case up to mezzanine area. The kitchen area has base and eye level cupboard built in hob oven and extractor hood over, integrated dishwasher and free standing washing machine. Bathroom comprises white suite:- Paneled bath shower attachment WC hand basin, tiling to wall and floor. Master bedroom with part vaulted ceiling and ensuite shower room with shower cubicle hand basin, WC tiling to walls, bedroom two with feature redbrick wall.





General information
An unfurnished two bedroom top floor flat with mezzanine area located in this striking Maltings conversation with residents swimming pool and gym. The property is located within a short distance of Mistley train station and a short drive to Manningtree.

Entrance hall
Timbered front entrance door

Lounge/kitchen area Spiral staircase to mezzanine area	24'1 x 11'6" (7.34m x 3.51m)
Mezzanine area 21'10" max x 16' (not full height) (6.65m max x 4.88m (not full height)) This room is not full height	
Master bedroom Ensuite shower room	16'2" x 10'1" (4.93m x 3.07m)
Ensuite shower room	6'6" x 6' (1.98m x 1.83m)
Bedroom Two	13'5" x 9'8" (4.09m x 2.95m)
Bathroom	6'8" x 6'6" (2.03m x 1.98m)



The outside
Residents swimming pool and Gym. We understand the property has the benefit of two parking spaces. and Non allocated visitors parking.

Holding deposit
Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

Important information
Rent exclusive of council tax and utilities
Landlords restrictions No smokers, would suite working professional person or couple
Available Approx Mid January 2027
EPC rating E (53 Current - 54 Potential)
We understand the property to be council tax band C Tendring District Council
Deposit £1326
Special note:- No sky dishes to be erected, No commercial vehicles, no caravans, no boats, no trailers and no vans are permitted to park on the development/in the carpark. Please note the photos shown in this brochure were taken before the current tenants took occupancy
Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - November 2026).
Mobile Coverage - It is understood mobile coverage (indoor) EE none,, Vodafone Three and O2 is limited, (Data) EE None O2, Three and Vodafone is limited (Ofcom Mobile Checker – November 2026)

Directions

Proceed from our office along the high street onto the The Walls turn right past the railway station into school lane approx. 900 yards turn left into Free Rodwell House house complex





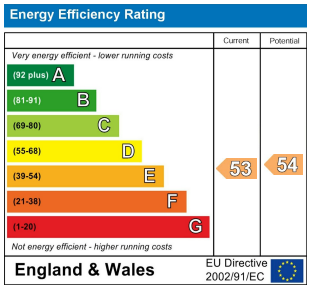
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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