



£925 Per month

10 College Court Colchester Road, Lawford, Manningtree, Essex, CO11 1UG

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Unfurnished two bedroom ground floor flat located close to Manningtree high street with its shops, library and cafes

Entrance hall

Double glazed front entrance door leading to hallway with doors off to all rooms and useful storage cupboard.

Lounge

13'5" x 11'5" (4.09m x 3.48m)

Kitchen

11'5" x 10'8" (3.48m x 3.25m)

White fronted units with a range base and eye level cupboard. wall mounted gas boiler

Bedroom one

11'5" x 9'10" (3.48m x 3.00m)

Bedroom two

10' x 6'1" (3.05m x 1.85m)

Bathroom

6'9" x 5'10" (2.06m x 1.78m)

White suite

Outside

Communal grass area. We understand there is a residents communal car park

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

We understand the property to be council tax band B Tendring district council

Available: Mid July 2026

We understand mains water, drainage electricity and gas are connected to the property

Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker April 2026).

Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, and limited Three and Vodafone (Vodafone not available in door) (Ofcom Mobile Checker April 2026)

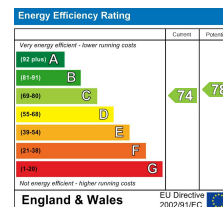
Special note. Communal gardens and non allocated parking in residents carpark

Holding Deposit

Prospective tenants are required to pay a holding fee to MJM Estates equivalent to a weeks rent. Once the holding deposit has been received MJM Estates will suspend marketing of the property for 15 calendar days subject to commencement of referencing. Once references have been completed and accepted MJM Estates will confirm the tenancy. The holding deposit paid will then be deducted/contribute towards the first months rent.

Directions

The property is located on Station Road, opposite Boots pharmacy CO11 1UG



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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