



South Street, Manningtree, CO11 1BB  
£795pcm Unfurnished





# South Street

Manningtree, Essex, CO11 1BB

- Centrally located for Manningtree high street
- Gas heating
- Cellar
- Shower room

Nestled in the heart of Manningtree, this charming period ground floor studio apartment on South Street offers a delightful living experience. With its central location, residents will enjoy easy access to local amenities, shops, and transport links, making it an ideal choice for those seeking convenience and comfort.

The apartment features a well-proportioned reception room that serves as a versatile space, perfect for relaxation or entertaining guests.

This property is perfect for individuals or couples looking for a stylish and manageable living space in a vibrant community. The character of the building adds a unique charm, making it a lovely place to call home.



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Lounge/bedroom 16'4" x 12'4" (4.98m x 3.76m)  
Stairs down to cellar

Kitchen area 11'9" x 7'5" (3.58m x 2.26m)

Shower room 7'5" max x 3'4" (2.26m max x 1.02m)  
L Shaped

Outside

Please note there is no parking with this property. the flat is located next to Claret and Brew wine bar

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

The rent is exclusive of utilities and council tax.  
Available Approx September 2026



Deposit £917

Landlords restriction No smokers would suit professional couple.

EPC rating C ( 76 Current - 76 Potential )

We understand the property to be council tax band A

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

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

Mobile Coverage - It is understood mobile coverage (indoor) Voice is Limited with Three O2 EE and Vodafone (Ofcom Mobile Checker)

Special note:- There is no outside space with this property.

Under section 21 of the Estate Agents act 1979 an interest is declared in this property.

The dehumidifier in the cellar has to be kept running and is not to be turned off. Photos shown in this brochure were taken before the current tenant took occupation.

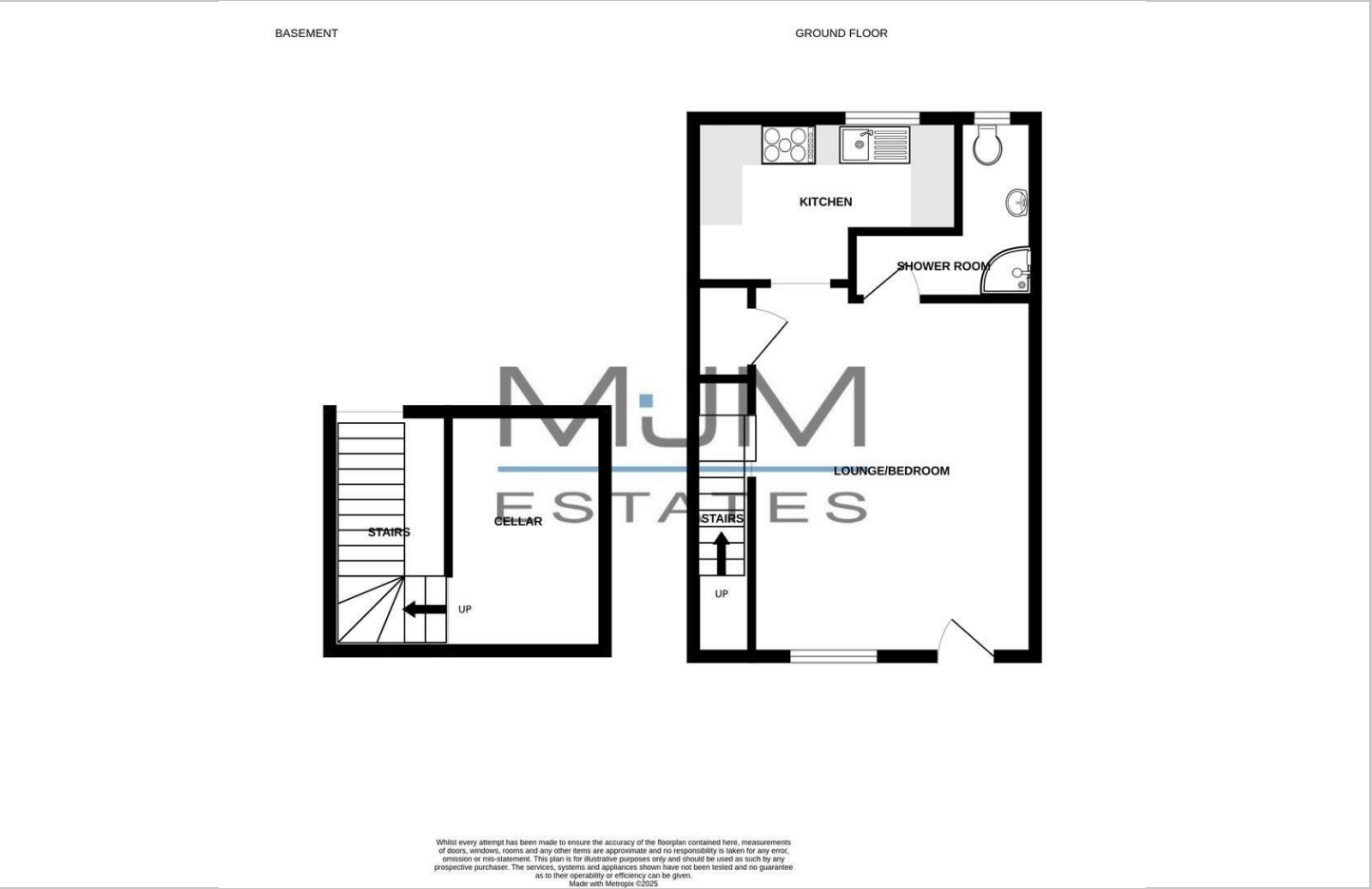
## Directions

The property is situated next to claret and brew wine bar in South Street Manningtree





Floor Plans



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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Location Map



Energy Performance Graph

