



2A Stour Street, Manningtree, CO11 1DH
£825 PCM Unfurnished



Stour Street

Manningtree, Essex, CO11 1DH

- Centrally located for Manningtree high street
- Gas heating street

Unfurnished one bedroom first floor flat centrally located for Manningtree high street. The property comprising in brief access through the Whistles sandwich shop below with door and stairs leading to first floor. Open plan lounge/kitchen with base and eye level cupboard and door to Shower room. Good size bedroom



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Entrance

The property is accessed through the rear of Whistle bakery/sandwich bar. Door with stairs leading upto the property

Hallway

Doors off to bedroom and lounge/kitchen rea

Lounge/Kitchen area
Measured as one room

13'7" x 12'9" (4.14m x 3.89m)

Shower room

12'2" x 3'3" (3.71m x 0.99m)

Bedroom

15' x 12'8" (4.57m x 3.86m)

Overstairs cupboard

Where

The property is situated over Whistle Bakery/Sandwich shop just off Manningtree high street. Manningtree has a mainline train station (London Liverpool street approx one hour) while Manningtree town centre offers a variety of facilities including public houses, wine bar, restaurants, library, Tesco Express and CO-OP convenience store stores for day to day needs.

Outside

Small outside cupboard with plumbing for washing machine. Access to the flat is through the shop below the bakery/sandwich shop. No outside spaces is included with the flat



Important information

The rent is exclusive of council tax and Electricity, but includes Gas and water upto £75pcm.

Initial term 12 months

Deposit £951

Landlords restriction No smokers and no pets would suite working professional.

EPC rating exempt

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

Available: Now

Special note:: The property is accessed trough the retail until below. No outside spaces with the let. There are security cameras running and recording 24/7 in the retail unit below which will cover the area of the entrance door to the flat.

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - November 2024).

Mobile Coverage - It is understood mobile coverage (indoor) is limited with Vodafone. providers O2, EE Three and Vodafone (Ofcom Mobile Checker - November 2024)

Holding Deposit

Prospective tenants are required to ay 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.

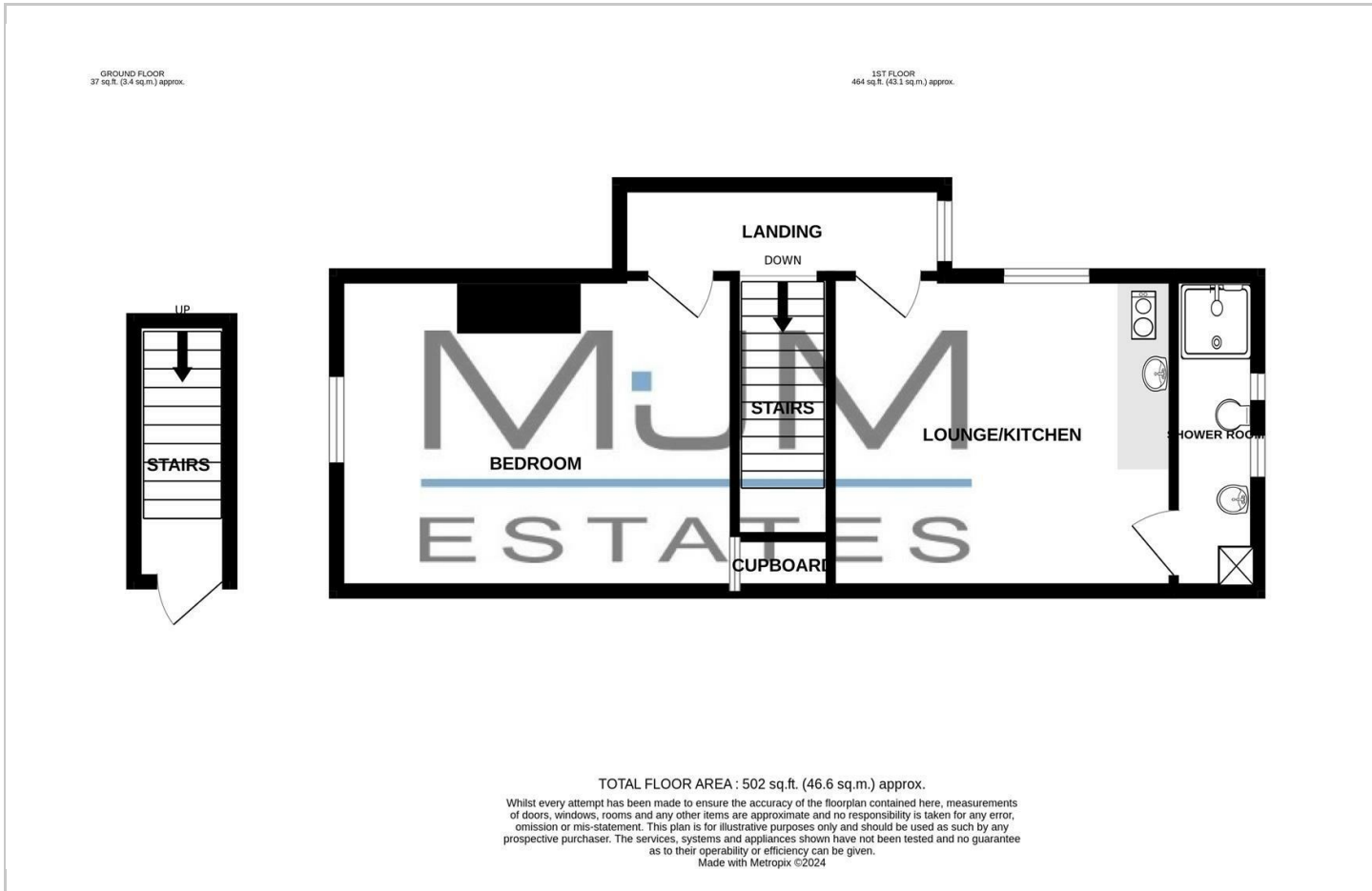
Directions

The property is located above Whistles bakery/sandwich shop close to Manningtree high street





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.

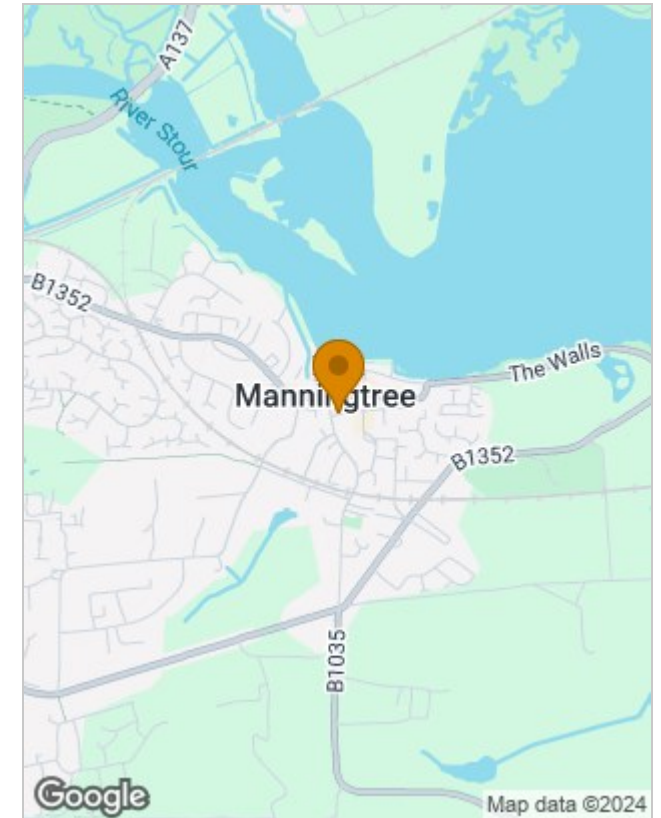
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

OnTheMarket

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