



Malthouse Road, Manningtree, Essex, CO11 1BY

£595 PCM Unfurnished





# Malthouse Road

Manningtree, Essex CO11 1BY

- Close to Manningtree high street
- Double glazing
- Parking space
- Electric heating

Unfurnished ground floor studio apartment located within a short distance of Manningtree high street.

£595 PCM Unfurnished



## General information

Unfurnished ground floor studio apartment located close to Manningtree high street. The property comprises in brief:- Lounge/bedroom with double glazed window, laminate flooring, door way into kitchen area with base and wall unit built In hob and oven, washing machine space and fridge freezer space and double glazed window. Off the lounge lounge/bedroom dressing area/lobby leading to shower room with hand basin shower cubicle and WC

## Communal entrance hall

Lounge/bedroom	15'3" x 9'2" (4.65m x 2.79m)
Dressing area	8'9" x 4'3" (2.67m x 1.30m)
Shower room	8'10" x 4'4" (2.69m x 1.32m)
Kitchen	7'5" x 6'1" (2.26m x 1.85m)

## The outside

Communal grounds. We understand there is allocated parking space close by



### 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, no pets, would suit working professional

Available Approx Mid/late March 2025

EPC rating D (66 Current - 77 Potential)

We understand the property to be council tax band A Tendring District Council

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

Mobile Coverage - It is understood mobile coverage (indoor) voice is limited with Vodafone ,Three , EE and limited with O2 likely. Data is limited all providers. Outdoor is likely. (Ofcom Mobile Checker - December 2024)

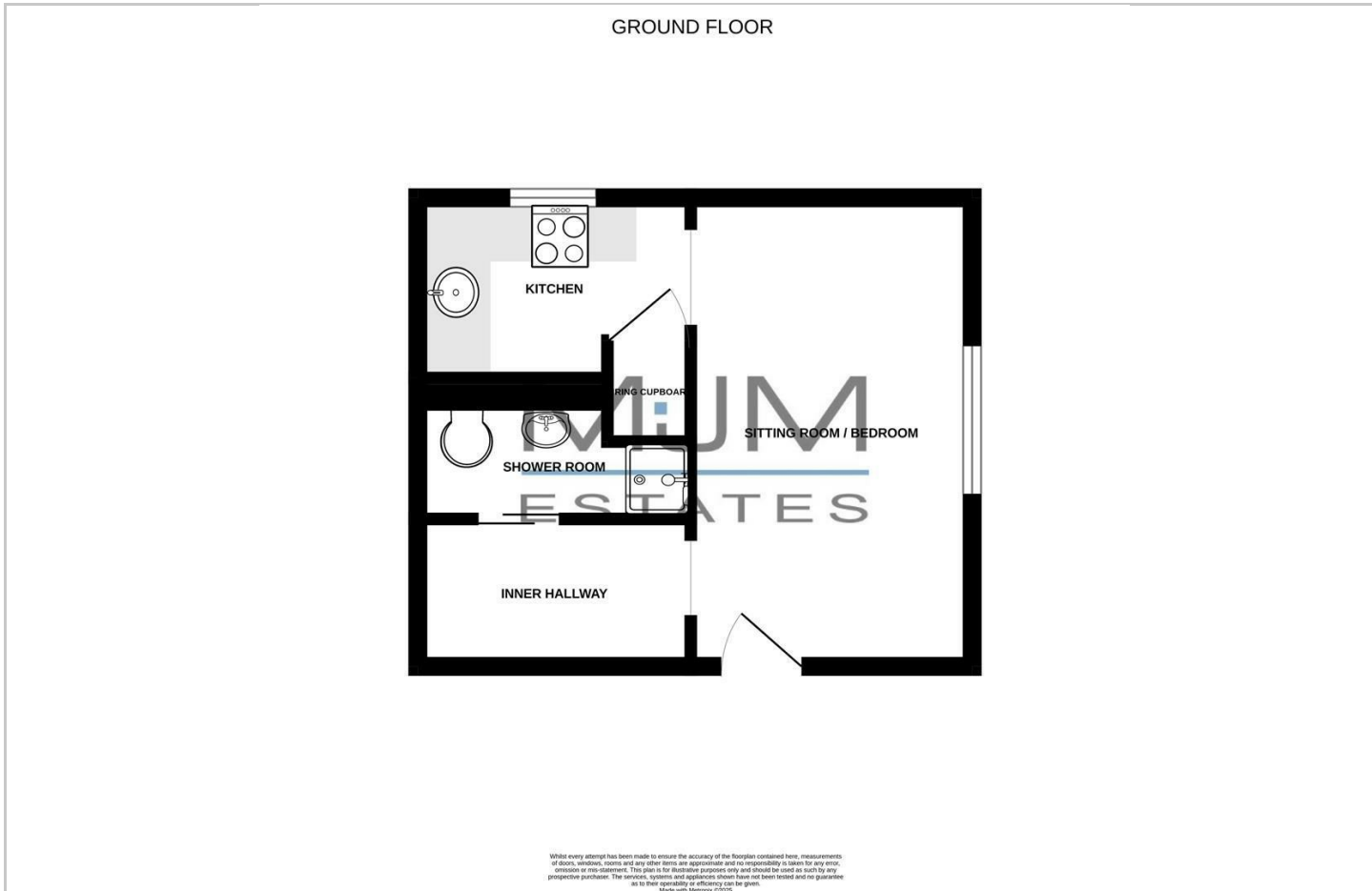
Deposit £686

### Directions

Proceed on foot down Manningtree high street opposite the Crown Public House turn right onto Stour Street then through the bars into Malthouse Road where the property can be found on the righthand side



## 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.

MJM House 14 South Street, Manningtree, Essex, CO11 1BB

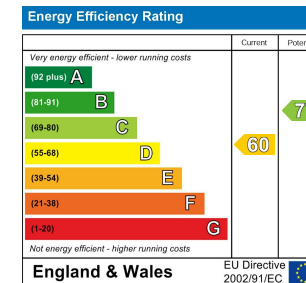
Tel: 01206 394334 Email: [info@mjmestates.co.uk](mailto:info@mjmestates.co.uk) <https://www.mjmestates.co.uk/>

VAT Registration Number 472 388 660

## Location Map



## Energy Performance Graph



OnTheMarket

rightmove