



£550 pcm Unfurnished

Hilton Close, Manningtree, Essex, CO11 1DE

Hilton Close, Manningtree, Essex, CO11 1DE

Ground floor studio apartment located within a short distance of Manningtree high street with its shops wine bar library and dentist whilst Manningtree mainline train station (London Liverpool street approximately one hour) is a short drive away. The property comprises in brief:- Communal entrance hallway. Timbered entrance door into Lounge/bedroom with double glazed window, electric heater, opening to kitchen area with single drainer sink unit mixer tap base and eye level cupboards built in hob and oven. We understand the washing machine and fridge freezer will remain. Dressing area off lounge/bedroom with useful storage area and sliding door to Shower room with hand basin WC and shower cubicle, double glazed window.

Communal entrance hall

Lounge/Bedroom "

14'8" x 8'8" (4.47m x 2.64m)

Double glazed window to front elevation. Electric heater

Kitchen

8'7" x 5'11" (2.62m x 1.80m)

Base and eye level cupboard bin in hob and oven. Double glazed window

Dressing area

Shower room

8'7" x 4'1" max (2.62m x 1.27m max)

Outside

We understand the property has the benefit of one parking space. Communal grounds

Important Information

The rent is exclusive of utilities and council tax.

Initial term 6/12 months

Deposit £634

Landlords restriction No smokers and no pets

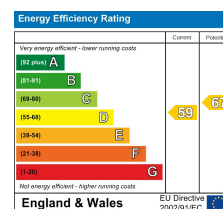
EPC rating D (Current 56 - Potential 67)

We understand the property to be council tax band a Tendring district council.

Available: End of May/Start June

Holding Deposit

Prospective tenants are required to pay a holding fee £126 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

Proceed from our office on foot, along the high street opposite the Crown Public house turn right onto Malthouse Road turn left and the property can be found in front of you

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