



41 Free Rodwell House School Lane, Manningtree, CO11 1HW

£900 PCM





POOL DEPTH
HERE
1.2m
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HERE
1.2m
↓

NO
STANDING
ON DECK
DANGER OF
FALLING

41 Free Rodwell House School Lane

Manningtree, CO11 1HW

- Electric underfloor heating
- Residents swimming pool and Gym
- Easy access to Mistley train station
- Ensuite shower room to master bedroom
- Under cover parking space
- Balcony

Unfurnished two bedroom third floor apartment in this striking conversation with residents swimming pool and gym. The property comprises in brief:- Lift to all floors. Entrance hall with wood effect flooring. Lounge with French doors out onto balcony. Kitchen area with base and eye level cupboard built in hob oven and extractor plumbing for washing machine fridge freeze space and integrated dishwasher. Bathroom with white suite comprising:- Panelled bath with shower attachment WC and hand basin, tiling to walls and floor. Two bedrooms both with feature red brick walls, the master bedroom with ensuite shower room



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Communal Hall

Communal hallway with stairs and lift to all floor

Entrance hall

Timbered front entrance door. Wood effect flooring. Airing cupboard with hot water cylinder

Lounge 16'5" max x 13'7" max (5.00m max x 4.14m max)
Open plan into kitchen area. Feature redbrick wall. French doors onto balcony

Kitchen area 9'6" x 6'2" (2.90m x 1.88m)
Single drainer sink unit with mixer tap. base and eye level cupboards. Integrated hob, oven and extractor hood oven, integrated dishwasher, plumbing for washing machine and fridge space. Window and feature redbrick work

Bathroom 6'6" x 6'6" (1.98m x 1.98m)
White suite comprising:- Panelled bath with shower attachment and screen. WC and hand basin. Towel rail tiling to walls and floor

Master bedroom 16'1" max x 10'1" x 13'6" (4.90m max x 3.07m x 4.11m)
Future redbrick wall. Window. door to ensuite shower room



Ensuite shower room 6'1" x 5'4" (1.85m x 1.63m)
Ensuite shower room to master bedroom. Shower cubicle, WC and hand basin tiling to walls and floor

Bedroom two 13'1" x 9' (3.99m x 2.74m)

Outside

Balcony off lounge. Residents swimming pool and Gym. Allocated parking space plus non allocated visitor spaces. We understand that no commercial vehicles are permitted to park in the carpark

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

Landlords restrictions No smokers minimum 12 month let and no pets

Available Mid/End August 2023

EPC rating B (85 Current - Potential 87)

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

Deposit £1038

Special note:- No commercial van/vehicles are permitted to park in the residents carpark

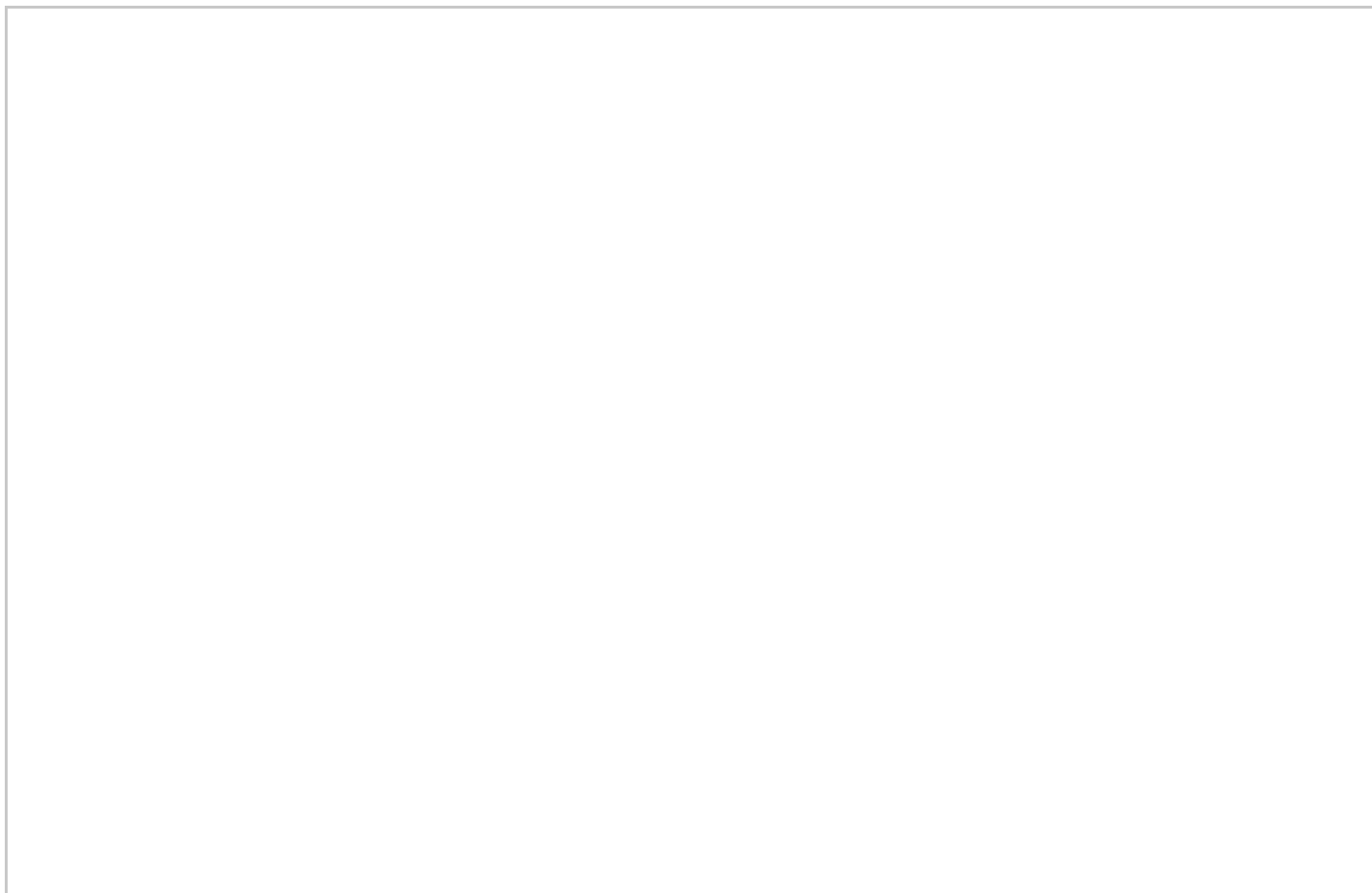
Directions

Proceed through Manningtree high street onto The Walls continue past Mistley towers on the left through Mistley High street just past the railway station station take the first right into School Lane then approx 900yards turn left into Free Rodwell House complex where the residents carpark will be found on the right hand side





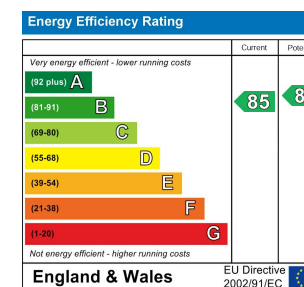
Floor Plans



Location Map



Energy Performance Graph



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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