



£950 PCM Unfurnished

Free Rodwell House, School Lane, Mistley

# Free Rodwell House, School Lane, Mistley, Manningtree, Essex

An unfurnished two bedroom top floor flat with mezzanine area located in this striking Maltings conversion located within a short distance of Mistley train station. The property comprises in brief:- Communal lift to all floor. Timbered front entrance door, storage cupboard, door to lounge/kitchen area with spiral stairs case up to mezzanine area. The kitchen area has base and eye level cupboard built in hob oven and extractor hood over, integrated dishwasher and free standing washing machine. Bathroom comprises white suite:- Paneled bath shower attachment WC hand basin, tiling to wall and floor. Master bedroom with part vaulted ceiling and ensuite shower room with shower cubicle hand basin, WC tiling to walls, bedroom two with feature redbrick wall.

## General information

An unfurnished two bedroom top floor flat with mezzanine area located in this striking Maltings conversion located within a short distance of Mistley train station.

## Entrance hall

Timbered front entrance door

## Lounge/kitchen area

24'1" x 11'6"

Spiral staircase to mezzanine area

## Mezzanine area

21'10" max x 16' (not full height) (6.65m max x 4.88m (not full height))

## Master bedroom

16'2" x 10'1" (4.93m x 3.07m)

Ensuite shower room

## Ensuite shower room

6'6" x 6' (1.98m x 1.83m)

## Bedroom Two

13'5" x 9'8" (4.09m x 2.95m)

## Bathroom

6'8" x 6'6" (2.03m x 1.83m; 1.83m)

## The outside

Residents swimming pool and Gym. We understand the property has the benefit of two parking spaces. Non allocated visitors parking.

## Holding Deposit

Prospective tenants are required to pay 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

Proceed from our office along the high street onto the The Walls turn right past the railway station into school lane approx. 900 yards turn left into Free Rodwell House house complex

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 www.mjmestates.co.uk

## Where

The property is situated in this converted maltings in Mistley with easy access to Mistley train station and Thorn restaurant. Manningtree has a range of shops including, Tesco express and COOP convenience store along with wine bar cafes dentist and library

## 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 suite working professional person or couple

Available Approx End of January/Start of February 2024

6/12 Month assured shorthold tenancy

EPC rating E ( 53 Current - 54 Potential )

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

Deposit £1096

Special note:- No sky dishes to be erected, No commercial vehicles, no caravans, no boats, no trailers and no vans are permitted to park on the development/in the carpark

