



Shrubland Road, Mistley, Manningtree, CO11 1HS

£1,000 PCM Unfurnished





# Shrubland Road, Mistley

Manningtree, CO11 1HS

- Gas underfloor heating
- Well appointed kitchen area
- Allocated parking space

Executive one bedroom first floor flat located within a short distance of Mistley train station, while Manningtree with its variety of shop bars cafes and restaurants can be found a short drive way.

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## General information

Unfurnished one bedroom first floor executive flat located in this popular development located towards the end of a close. Mistley train station is only a short distance away, with its links to London Liverpool, the property is well-positioned for a commuter. The village of Mistley is a stone's throw from Manningtree town with a variety of amenities, shops and restaurants.

## Communal entrance hall

Stairs to first floor

## Entrance hall

Bedroom 14'2" x 8'6" (4.32m x 2.59m)

Inner lobby  
Door to bathroom

Bathroom 7'8" x 5'4" (2.34m x 1.63m)

Lounge/Kitchen area  
18'3" x 17'7"max (5.56m x 5.36mmax )  
Measured as one room





#### Kitchen area

Base and eye level cupboard. Built in gas hob, oven and extractor microwave fridge freezer and washing machine

#### Outside

Allocated parking space. We understand there is a communal open area behind the property.

#### 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

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1153

Landlords restriction No smokers, no pets, would suit professional person or couple

EPC rating B (83 Current - 83 Potential )

We understand the property to be council tax band B

Tendring district council

Available: Approx Start of April 2025

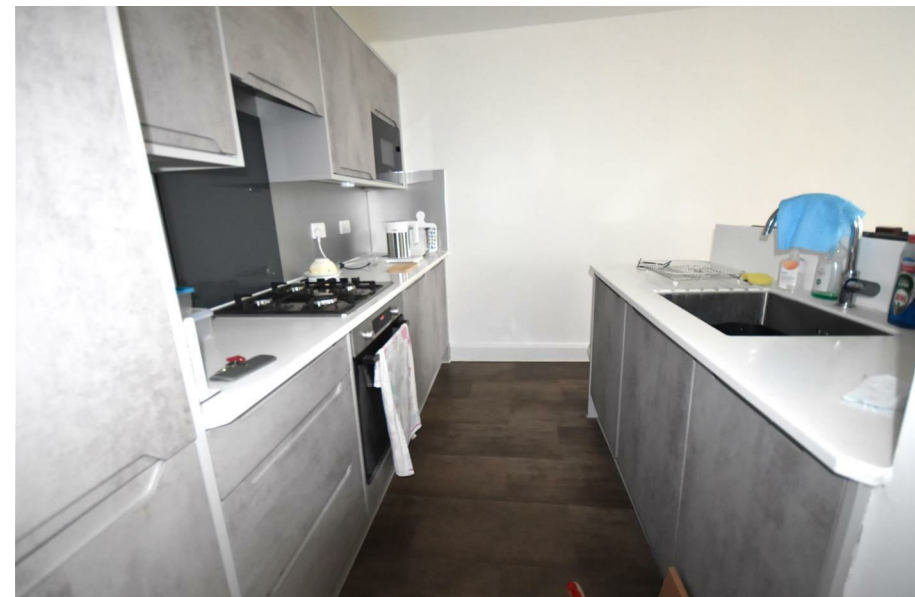
No Sky dishes are permitted

Broadband Availability - Information unavailable

Mobile Coverage - Information unavailable

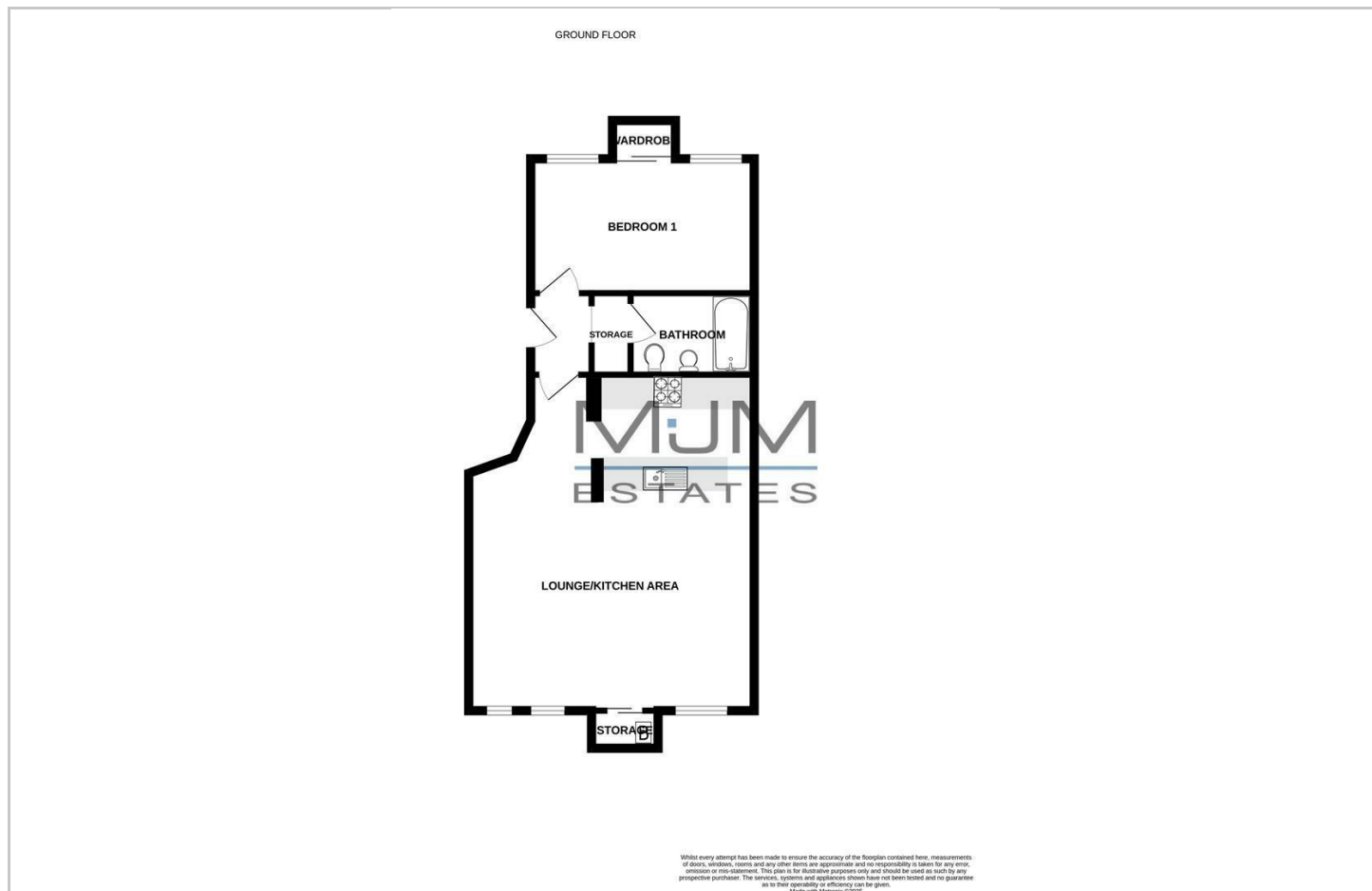
#### Directions

Proceed through Manningtree high street onto the walls past Mistley Towers on the left hand side through Mistley High street past Mistley Towers on the left past Mistley Railway Station on the right follow Harwich Road until the road turns left then turn right onto Shrublands Road take first left and first right where the property can be found in the lefthand corner





## 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

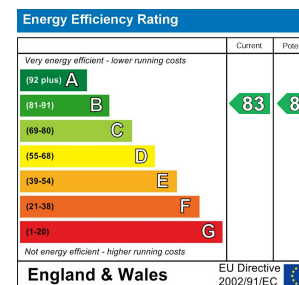
Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. 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



OnTheMarket

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