



Colchester Road, Manningtree, CO11 1EJ

£950 PCM Unfurnished







# Colchester Road

Manningtree, Essex- CO11 1EJ

- Close to Manningtree high street
- Gas heating
- Lounge/Kitchen

Unfurnished 2 bedroom first floor flat located within a short distance of Manningtree high street with its shops, wine bar, cafe, library, doctors and mainline train station. The property comprises in brief:- Communal entrance door with intercom, communal stairs leading to the flat. Half timbered front entrance door. Hallway provides access to all rooms and has two large storage cupboards, one housing plumbing for washing machine. Open plan living Room/Kitchen of good size with double aspect windows, fitted kitchen area with base and eye level cupboards, hob, oven extractor hood over and fridge/freezer. Both bedrooms have fitted wardrobes, the bathroom consist of paneled bath, wash basin and low level wc.

£950 PCM



Communal stairs upto the apartment

Hallway

Lounge/Kitchen 26' x 12'43 max (7.92m x 3.66m max)

Bedroom One 12'5" x 9'6" (3.78m x 2.90m)

Bedroom Two 10'4" x 8'3" (3.15m x 2.51m)

Nursery Room 6'8" x 5'10" (2.03m x 1.78m)

Bathroom 8'6" x 5'5" (2.59m x 1.65m)

Outside

The outside Externally there is a storage area which has a sink, power and light connected. Non allocated communal parking to the rear.







### 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 £1096

EPC rating D (68 Current -70 Potential )

We understand the property to be council tax band B Tendring district council

Available: approx April 2026

We understand mains water, drainage electricity and gas are connected to the property

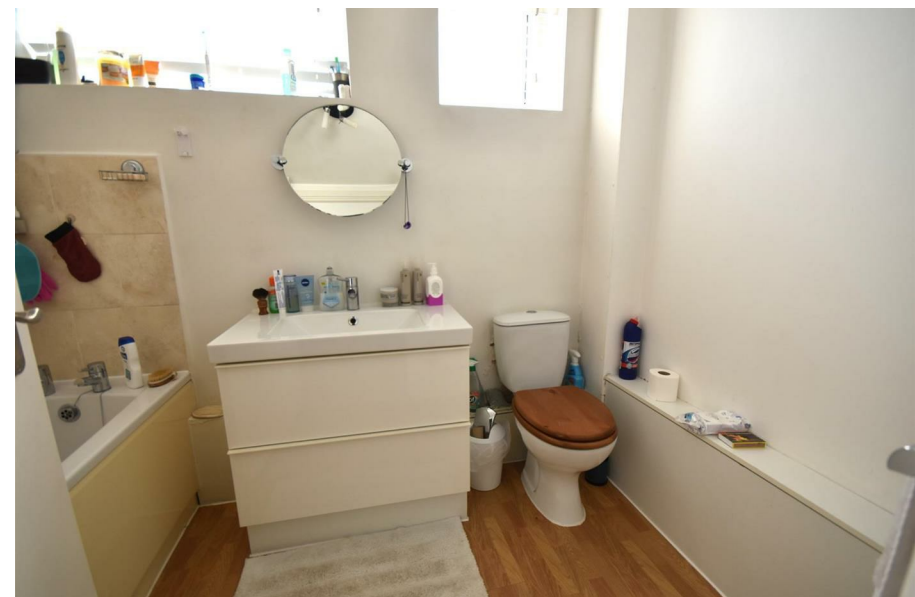
Special note: The photos shown were taken before the current tenant took occupation

Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker - February 2026).

Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, Vodafone and Three. (Ofcom Mobile Checker - February 2026)

### Directions

Proceed along Manningtree high street turn left onto Colchester Road where the property can be found on the left hand side

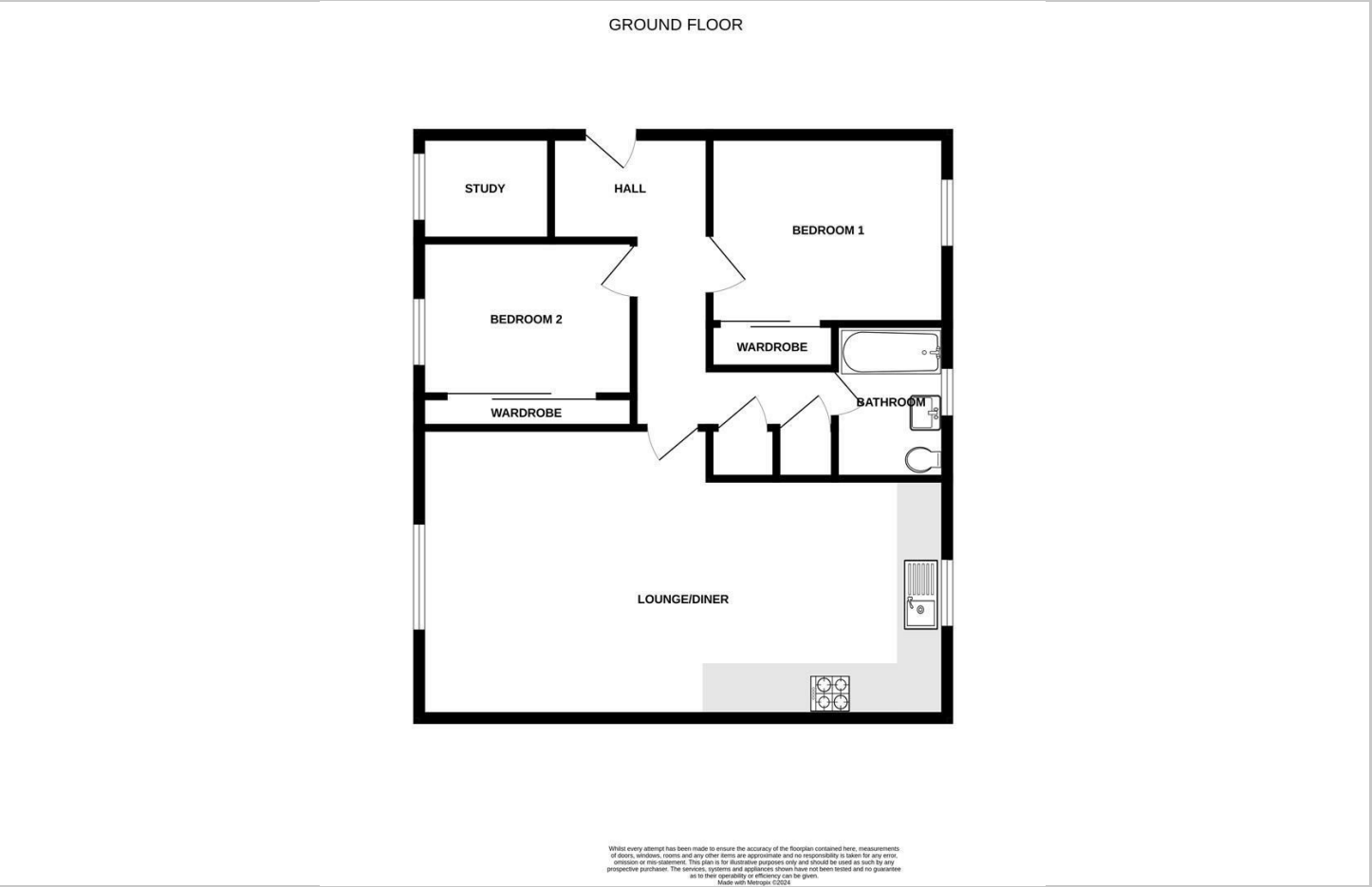








Floor Plans



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.

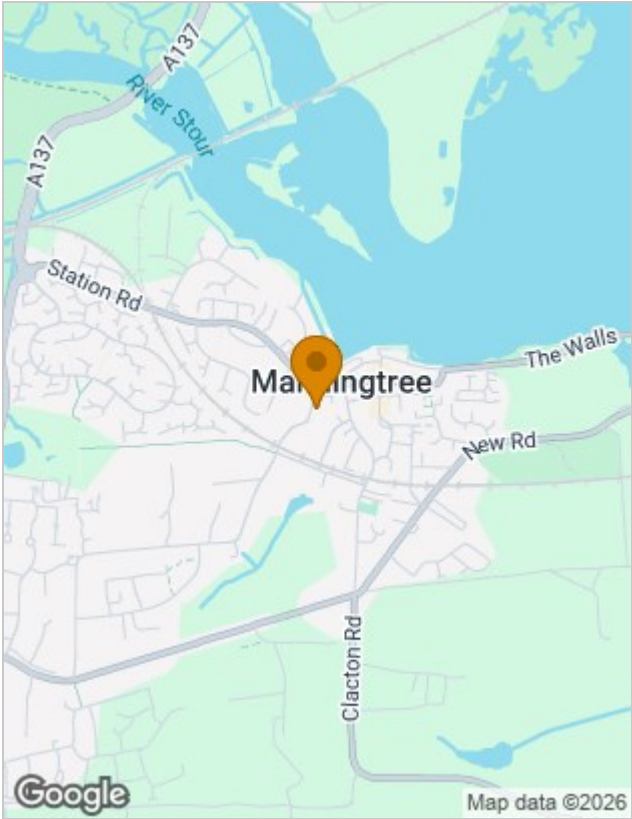
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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.

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Location Map



Energy Performance Graph

