

MJM  
ESTATES

Trinity Farm Court, Trinity Road, Manningtree, CO11 2HL  
£775 PCM Unfurnished



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# Trinity Farm Court, Trinity Road, Mistley

Manningtree, CO11 2HL

- Allocated parking
- Communal gardens
- Electric heating

Unfurnished one bedroom first floor flat located within a short drive of Manningtree high street and Manningtree mainline train station (London Liverpool street approx one hour away)



Entrance lobby  
Front door with stairs upto first floor

Hallway

Lounge 16'5" max x 11'9" (5.00m max x 3.58m)

Kitchen 1'4 x 5'9" (0.41m x 1.75m)

Bathroom 6'8" x 5'7" (2.03m x 1.70m)

Bedroom 10'4" x 9'9" (3.15m x 2.97m)

Fitted wardrobe

Outside

Communal gardens. Parking space plus non allocated visitors parking

Where

The proeprty is located within a short distance of Manningtree high street with its array of shopping facilities including Tesco Express, co-op convenience store, wine bar, library and doctors surgery



### 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 Initial 12 month let, would suite professional person or couple

Available Approx Mid May 2026

EPC rating C ( 74 Current - 78 Potential )

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

Deposit £894

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

Mobile Coverage - It is understood mobile coverage outdoor is good with O2, EE Three and Vodafone, but variiable with O2 and Vodafone indoor (Ofcom Mobile Checker)

### Directions

From Manningtree highs Street turn right up South Street follow this road onto Trinity Road where the property can be found on the lefthand side just over the railway bridge

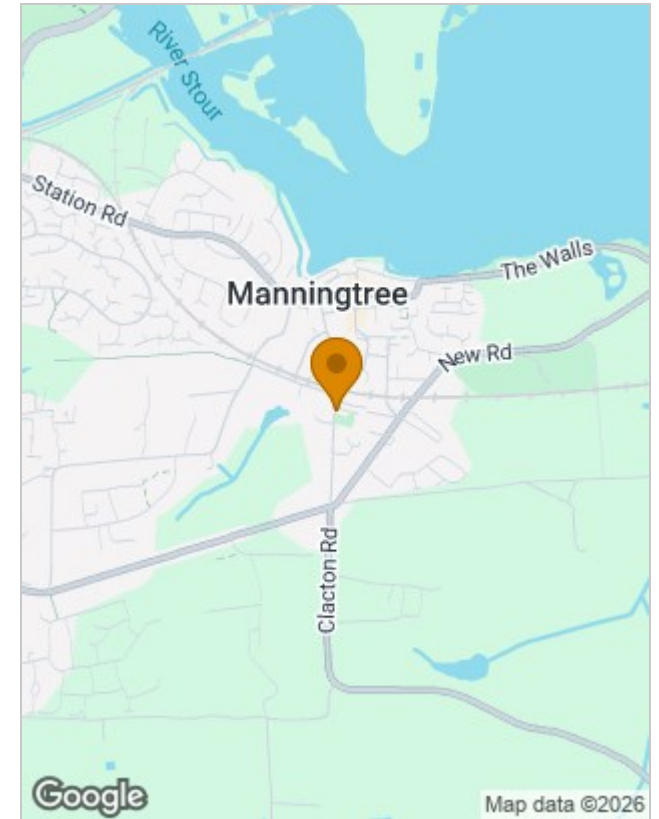




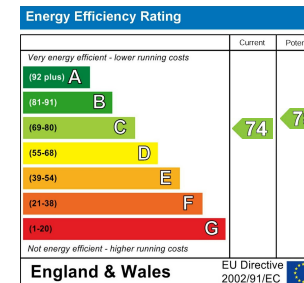
## Floor Plans



## 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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