Shrubland Road, Mistley Manningtree, CO11 1HS

£1,000 PCM Unfurnished

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Shrubland Road, Mistley

Manningtree, CO11 1HS

- Gas underfloor heating
- Allocated parking space
- Kitchen with integrated appliances

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

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Communal hallway Stairs to first floor	
Lounge/kitchen area	18'x 17'1" (5.49mx 5.21m)
Bathroom	8' x 7'1" (2.44m x 2.16m)
Storage cupboard	
Bedroom Built in cupboard	14'1" x 8'1! (4.29m x 2.46m!)

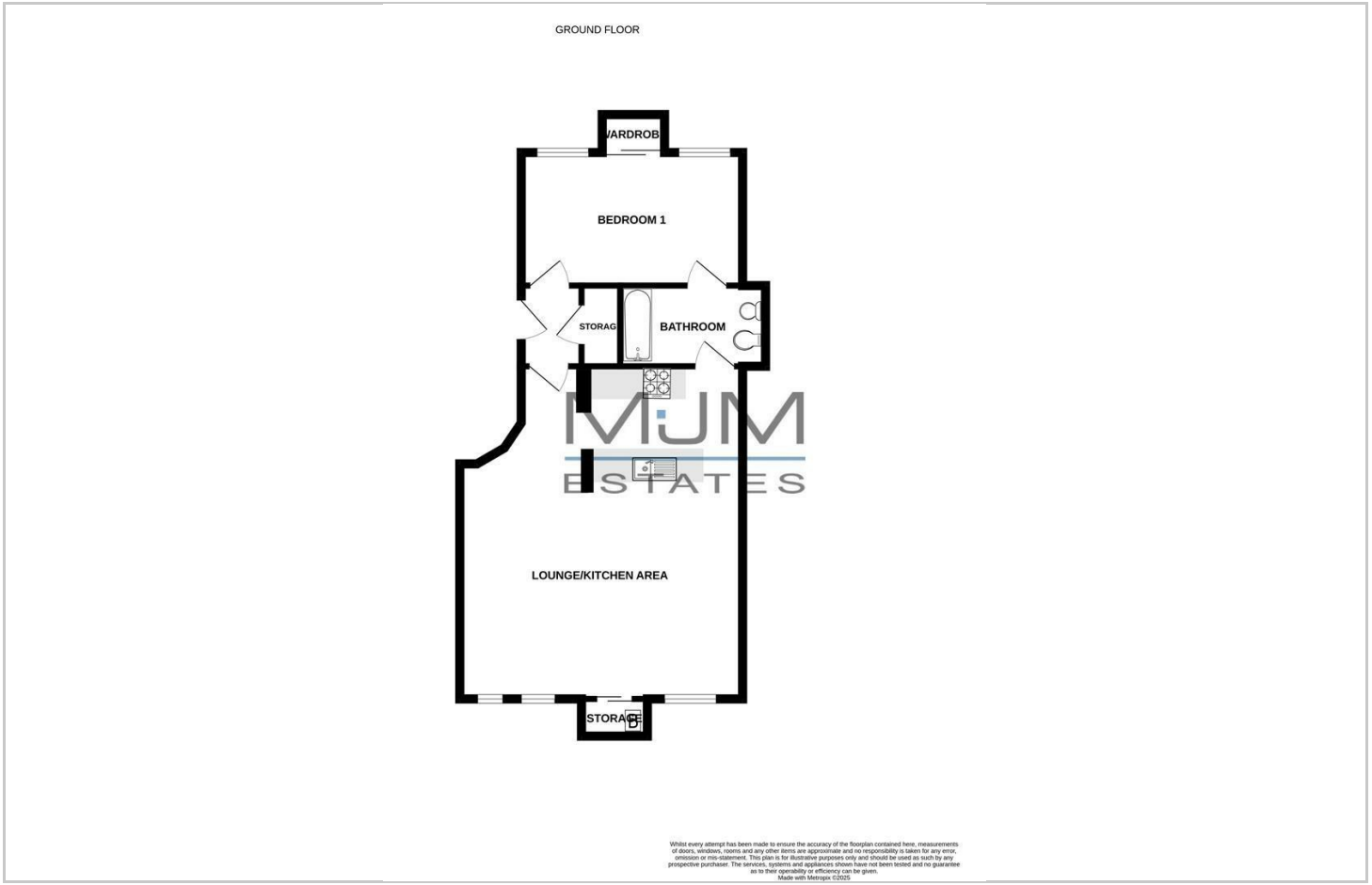
Holding deposit
Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

Important information
The rent is exclusive of utilities and council tax.
Landlords restrictions No smokers, would suite professional couple
Available Approx mid October 2026
EPC rating B (83 Current - 83 Potential
We understand the property to be council tax band B Tendring District Council
Deposit £1153
Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker).
Mobile Coverage - It is understood mobile coverage (indoor) Voice is likely with 02 and limited with Three O2 Vodafone and EE (Ofcom Mobile Checker)
Special note:- The photos shown were taken before the current tenant took occupation. No commercial vehicles to be parked onsite

Directions

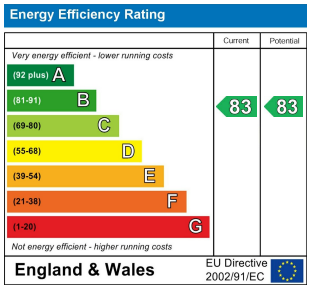
Proceed through Manningtree high street onto the walls past Mistley Towers on the left hand side through Mistley High street past Mistley Towers on the left past Mistley Railway Station on the right follow Harwich Road until the road turns left then turn right onto Shrublands Road take first left and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

Floor Plans



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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