

16 Keating Close, Manningtree, CO11 2HF

£900 PCM

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- Easy Access to Manningtree mainline train station
- Gas heating
- Parking space
- Ensuite shower room
- Rear garden

Unfurnished one bedroom property located on this popular residential development with easy access to Manningtree mainline train station (London Liverpool Street approximately one hour)





Entrance lobby
Front door into lobby area. Understairs storage cupboard further door into Lounge

Lounge 11'8 " x 10'4" (3.56m " x 3.15m)
Doors out onto rear garden. Stairs to first floor. double doors to Kitchen area

Kitchen 13' x 5'5" (3.96m x 1.65m)
Wall mounted gas boiler. Built in hob and oven.

First floor
Landing area into bedroom

Shower room 5'x 5' (1.52mx 1.52m)
Shower cubicle, hand basin., WC and double glazed window

Bedroom
10'8" not full height x 9'4" (3.25m not full height x 2.84m)
Built in wardrobes. Velux window. Room measure not at full height



Outside
Accessed via pedestrian right of way over the neighbouring property. Rear garden of good size for this style of property. Two garden shed. outside bin cupboard housing meters.

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

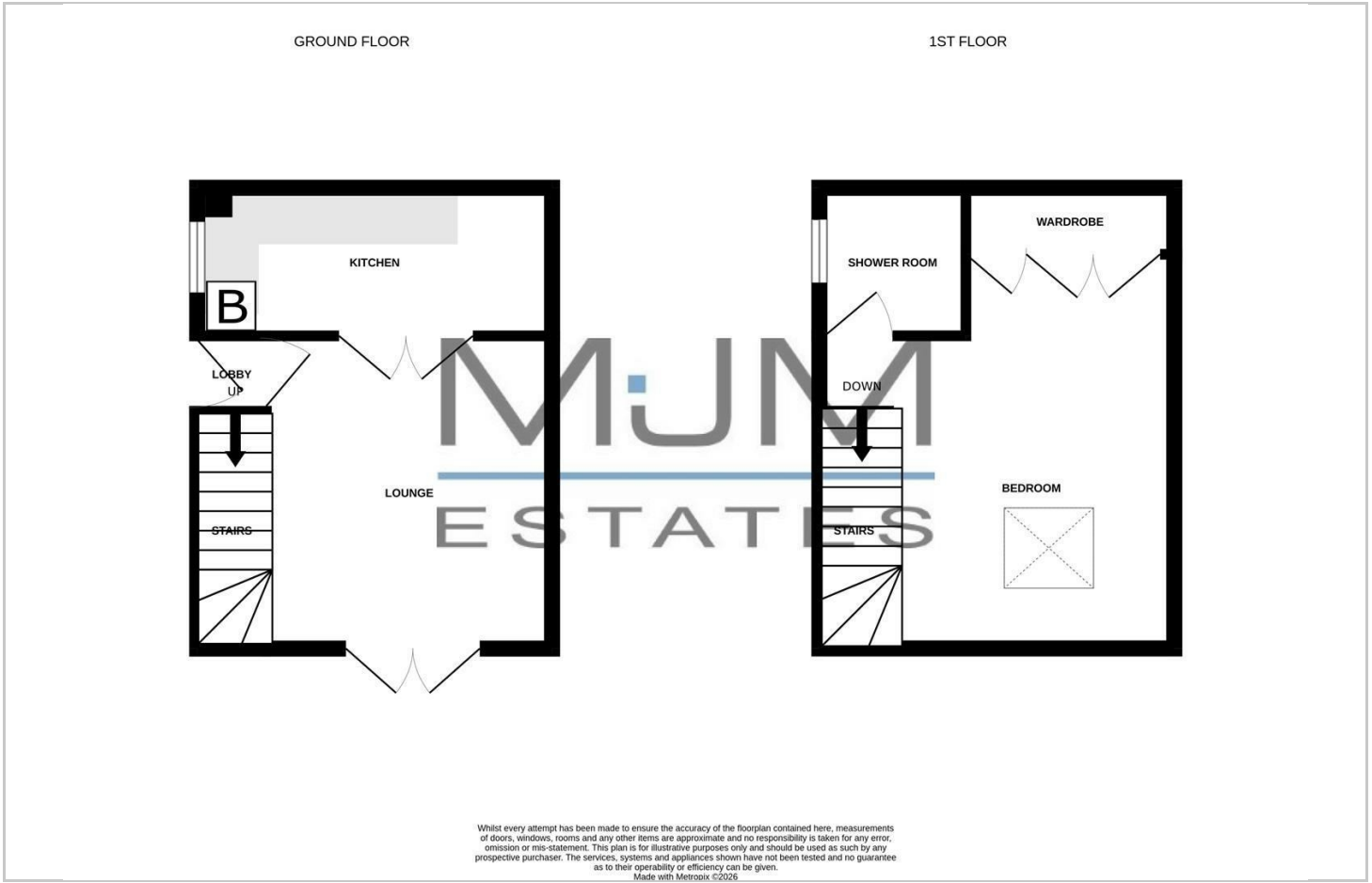
Important Information
Available Mid/End December 2026
EPC rating C (71 Current - Potential 90)
We understand the property to be council tax band A Tendring District Council
Deposit £1038
Special note:- The properties rear garden backs onto a railway line. There is a parking restriction for the development of one hour between 11am and 12am Monday to Friday with no on street parking permitted. The photos shown in this brochure were taken before the current tenants took occupation.

Directions

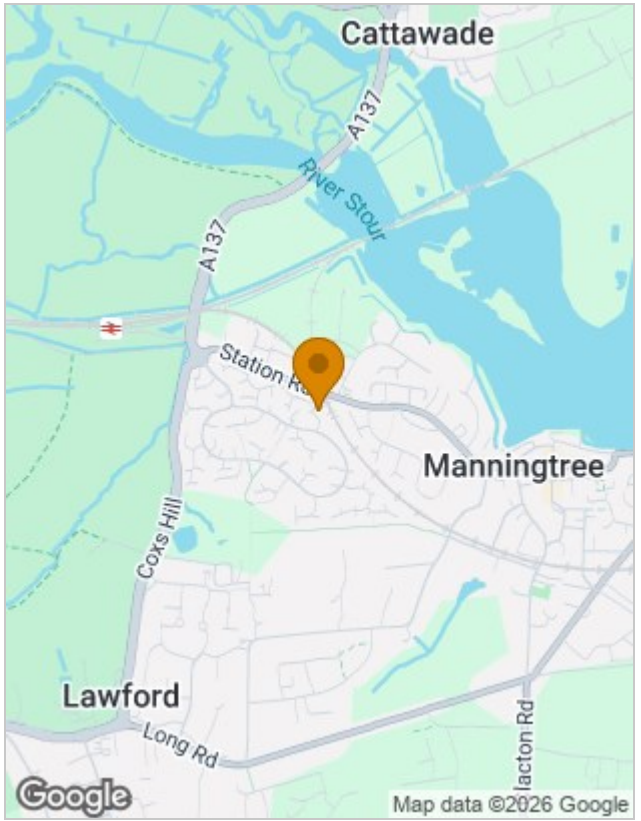
Proceed along Station Road at the roundabout take the first exit onto Cotman Avenue then fist left onto Gainsborough Drive follow the road for approx 100 yards turn left into Keating Close where the property can be found in the bottom righthand corner with pedestrian access over the neighboring property.



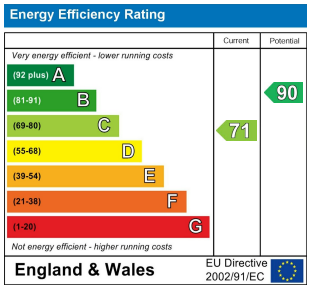
Floor Plans



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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