



High Street, Mistley  
£195,000 LEASEHOLD



## High Street, Mistley

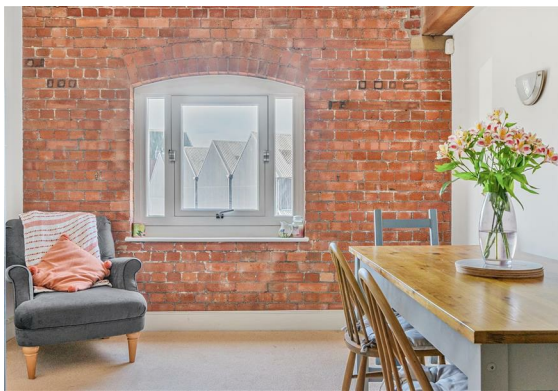
Welcome to this splendid two-bedroom duplex apartment, a true jewel nestled within a Grade II listed development that perfectly marries historical charm with modern living. With its serene location by the Stour Estuary, this property offers an idyllic retreat for first-time buyers, investors, or those seeking a holiday home away from the city hustle.

Step inside and be greeted by the welcoming hallway that introduces you to the commodious double bedroom adorned with fitted wardrobes, providing ample storage for a clutter-free space. The heart of this home lies within the open-plan kitchen/dining/family area, where exposed brickwork, original beams, and ironwork radiate character and invite residents to gather, dine, and relax in a setting full of heritage.

Venture upstairs to the cleverly designed mezzanine level, which currently serves as a versatile second bedroom, seamlessly doubling as a lounge and study, complemented by considerable storage solutions. The apartment boasts communal parking facilities both at the front and rear, as well as convenient bike storage for those who enjoy cycling along the picturesque estuary paths.

Offering easy access to the local amenities of Mistley and the charming historic market town of Manningtree, this residence presents an exceptional opportunity to experience a tranquil lifestyle with all the conveniences within easy reach. Embrace the chance to own a slice of history in this stunning waterfront setting.

**Leasehold information:**  
Lease Term Remaining - 100 years (125 years from 2001)  
Ground Rent - £600.00 per annum, to be reviewed 2051.  
Service Charge - £2,303.68 per annum  
Note - images are from before the property was occupied by the current residents so furnishing may vary.







- TWO DOUBLE BEDROOMS
- GRADE II LISTED FOURTH FLOOR APARTMENT
- WELL PRESENTED
- CLOSE PROXIMITY TO MISTLEY TRAIN STATION
- OPEN PLAN LIVING ACCOMODATION
- INVESTORS POTENTIAL 6.77% GROSS RETURN

#### LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. the historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

For travel connections, this executive newly built home also enjoy an enviable position, being conveniently located for work, leisure and recreation. For this ideally located collection, residents can easily reach the B1352 and the A137, whist superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

Agents notes:  
Tenure - Leasehold  
Council Tax - Band B  
Services - Mains Electric/Water/Drainage  
Heating - Electric radiators

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Select your address

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	--	--	✗

Networks in your area - [Openreach](#)  
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

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Select your address

Indoor Outdoor

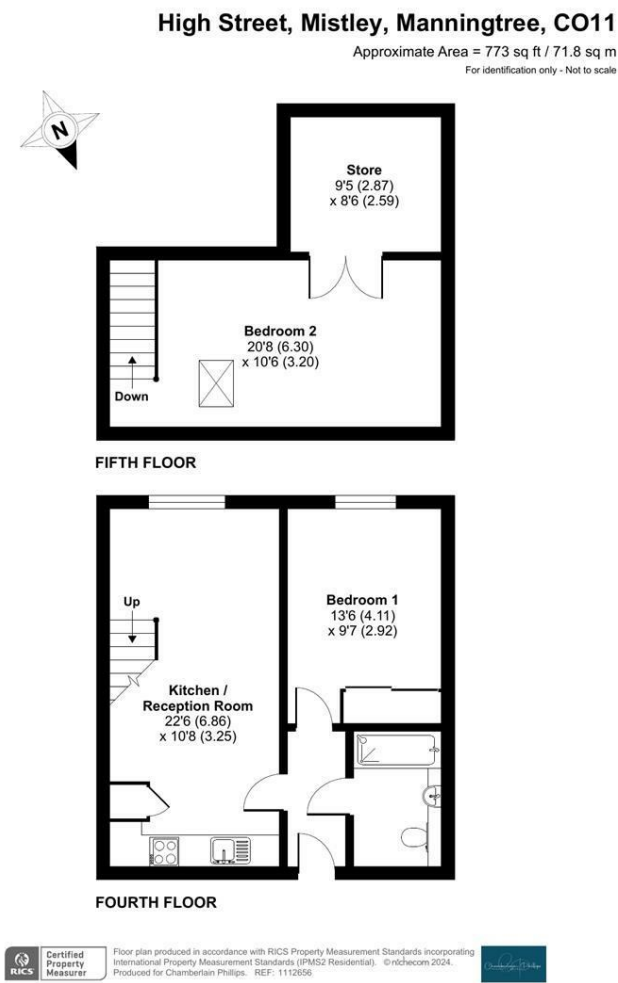
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. [More information](#)

This table shows the mobile availability in your area.

Provider	Voice	Data
EE	✗	✗
Three	✗	✗
O2	✓	✓
Vodafone	✓	✓



Floor Plan



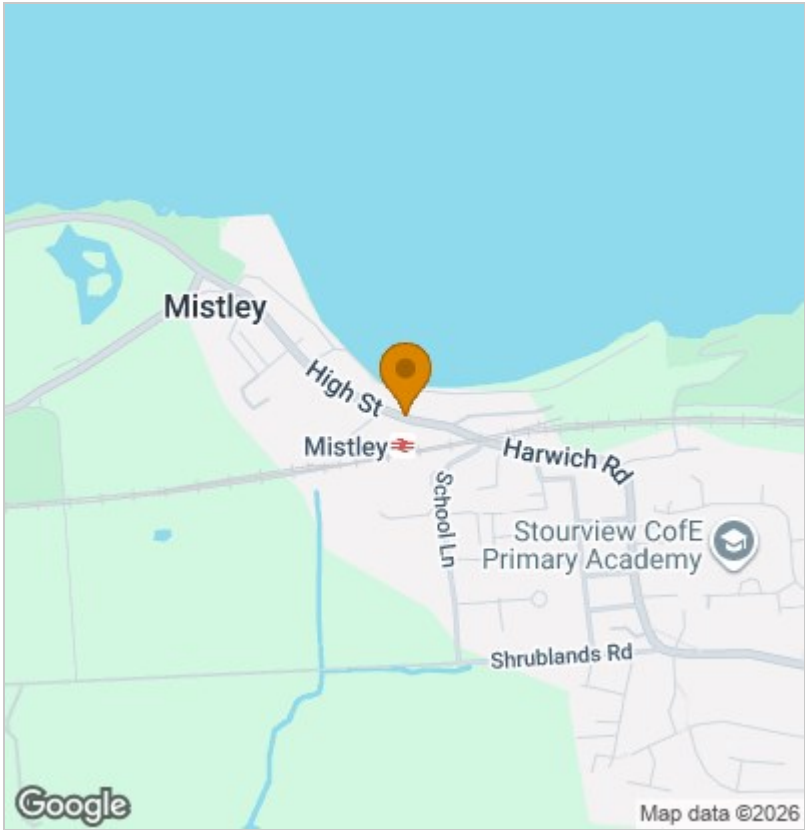
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

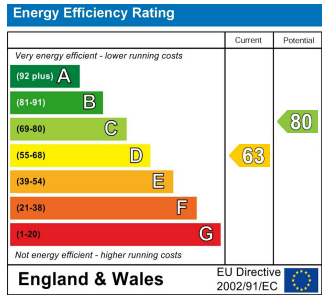
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Leasehold