Fenn Wright

THE HOME OF PROPERTY



6, Compass Court, South Street, Manningtree, Essex, CO11 1EH

Asking Price: £220,000 Subject to Contract - To be advised

A well-positioned two bedroom ground floor retirement apartment within Compass Court, an established over-55s development in the heart of Manningtree. Offering a generous living room, modern fitted kitchen, shower room and two bedrooms, the property sits around a pleasant communal courtyard and is just moments from the High Street and River Stour.

- Two bedroom
- Ground Floor
- Retirement apartment
- Exclusively for the over 55s
- Central Manningtree location
- Generous living room
- Kitchen
- Shower room
- Attractive communal courtyard and gardens

manningtree@fennwright.co.uk **01206 397222**











Tucked away within the attractive Compass Court development in the heart of Manningtree, this two bedroom ground floor apartment offers comfortable and convenient retirement living for the over 55s.

One of the property's strongest features is its location. Despite its peaceful courtyard setting, Manningtree High Street and its range of independent shops, cafés and everyday amenities are just moments away, while the picturesque River Stour is also close at hand. Comparable properties within the development are described as being only around 30–50 yards from the High Street.

Internally, the accommodation extends to approximately 535 sq ft (49.8 sq m) and is well arranged across a single level. The spacious living room provides plenty of room for both seating and dining, while the separate fitted kitchen and integrated oven and hob.

There are two bedrooms, giving the flexibility of a comfortable principal bedroom alongside a guest room, study or hobby space. A shower room and useful internal storage complete the accommodation.

Outside, Compass Court has an attractive and sociable courtyard feel, with colourful communal planting and seating areas creating a particularly pleasant setting. The wider development also benefits from residents' facilities and warden assistance.

For someone looking to downsize without giving up the convenience of town-centre living, this is a very practical home in one of Manningtree's most convenient positions.

Room by Room

Entrance
Covered entrance leading into the property and through to the main accommodation.









Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

6, Compass Court, South Street
Manningtree
Essex, CO11 1EH



FennWright

2 Station Road, Manningtree, CO11 1AA
01206 397222
manningtree@fennwright.co.uk
fennwright.co.uk

Consumer Protection Regulations 2008
Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OnTheMarket
rightmove
RICS
The Property Ombudsman