Fenn Wright

THE HOME OF PROPERTY



Flat 11, Trinity Farm Court, Trinity Road, Manningtree, Essex, CO11 2HJ

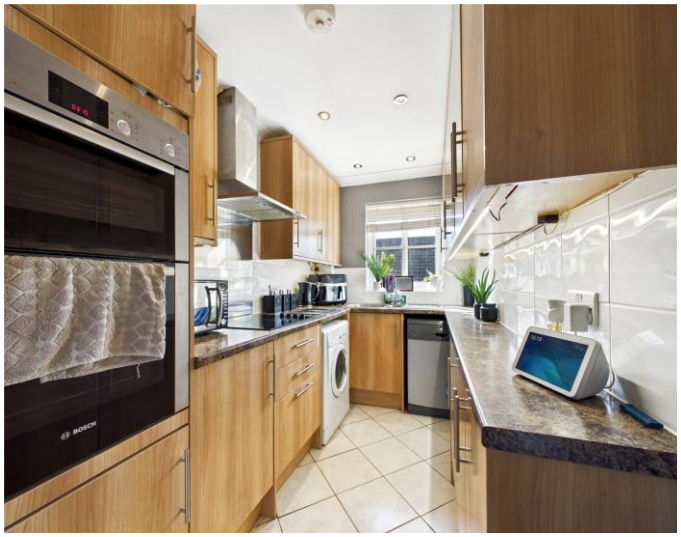
Offers Over: £130,000 Subject to Contract - Leasehold

A well-presented one-bedroom, first-floor apartment in central Manningtree offering a spacious 16ft living room, fitted kitchen, double bedroom with mirrored wardrobes and modern bathroom. Arranged across approximately 442 sq ft, the property provides bright, comfortable accommodation.

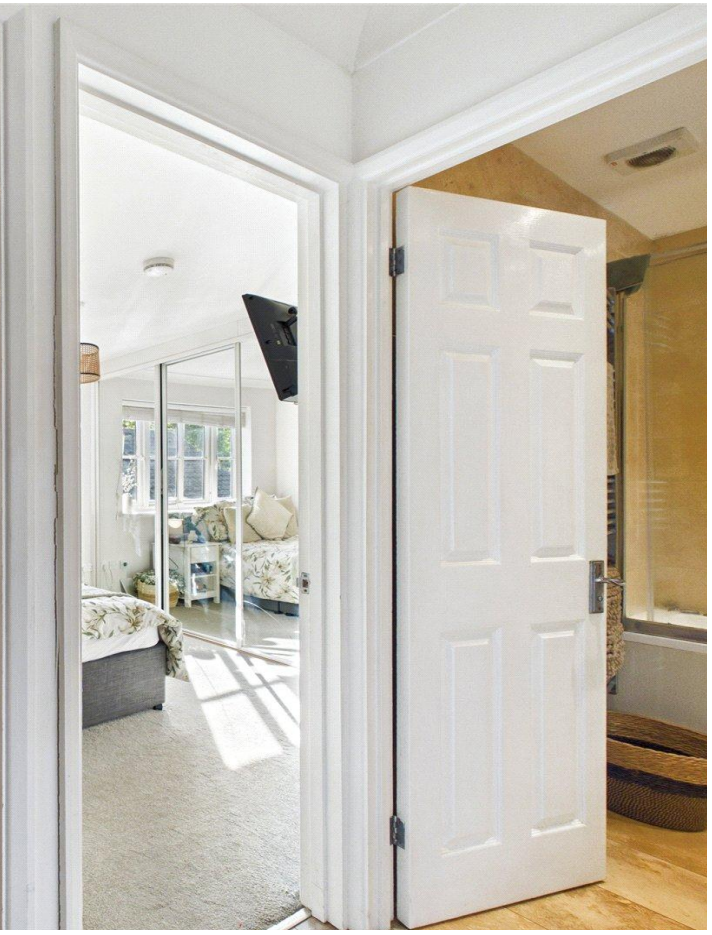
- First Floor Flat
- One Bedroom
- Living Room
- Modern Kitchen
- Bathroom
- Allocated Parking
- Communal Gardens
- No Onward Chain

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The apartment offers a practical, well-arranged layout, with a particularly generous living room and separate kitchen. Its first-floor position and established residential surroundings make it an appealing option for first-time buyers, downsizers or those seeking a manageable home.

Accessed via its own ground-floor entrance and staircase, the apartment opens onto a central landing connecting the principal rooms.

The spacious living room measures approximately 16ft by 12ft, providing ample room for both lounge furniture and a dining area. Two windows allow plenty of natural light, creating a welcoming space for everyday living.

The separate kitchen is fitted with wood-effect cabinetry, contrasting worktops and tiled splashbacks, together with an integrated oven, hob and extractor hood, and space for additional appliances.



The double bedroom benefits from fitted mirrored wardrobes and a generous window, while the bathroom comprises a bath with shower over, wash basin, WC, fitted storage and a heated towel rail.

Externally there is a communal car park and communal gardens with drying facilities.

Important information
Local Authority: Tendring District Council

Council Tax Band: A

Tenure: Leasehold
Service Charge -£780.81 Per Year
Ground Rent - £386 Per Year
Lease 960 Years

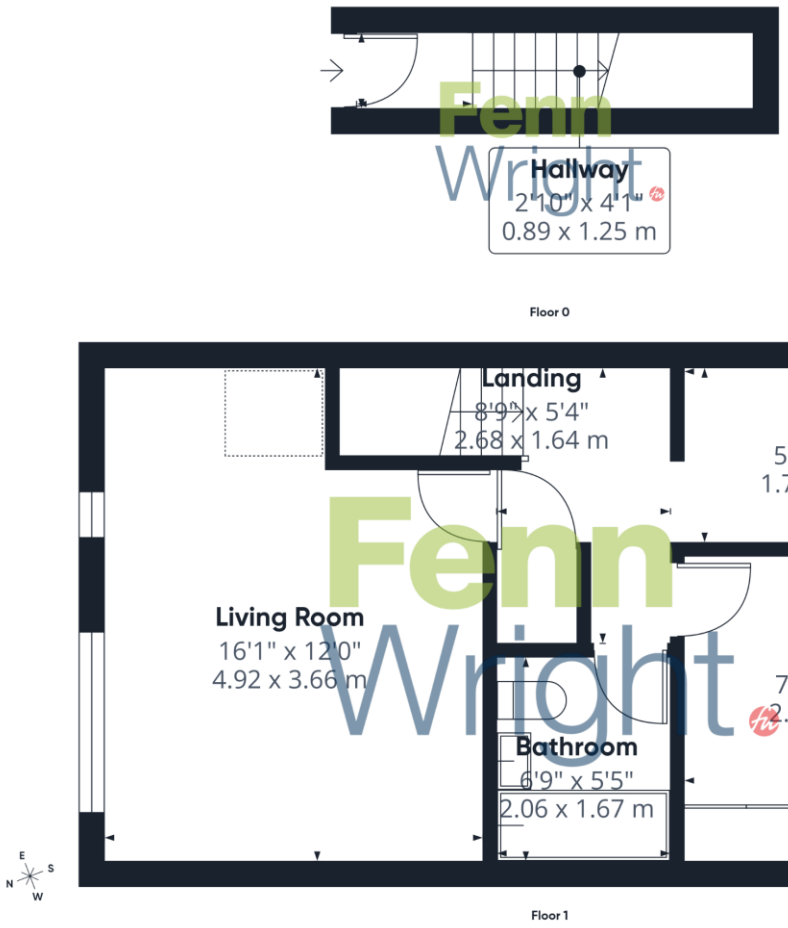
Approximate Floor Area: 40.9 sq m (442 sq ft)

EPC Rating: C

Directions

Consumer Protection Regulations 2008
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Flat 11, Trinity Farm Court, Trinity Road
Manningtree
Essex, CO11 2HL



Approximate total area(1)

442 ft²

40.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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