



- Two Bedroom Second Floor Apartment
- Forming Part Of A Stunning Conversion
- Lift Access & Secure Entry System
- Two Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Kitchen-Living Room
- Allocated Parking & Visitors Parking
- Heated Swimming Pool & Gym
- Mistley, Manningtree Location

## Flat 25 Free Rodwell House, School Lane, Mistley, Manningtree, Essex. CO11 1HW.

An exciting opportunity has arisen to acquire a two bedroom, second floor apartment, situated within 'Free Rodwell House'. Free Rodwell House offers a rare opportunity to live in a historic yet modernised setting, perfect for those who appreciate both character and convenience. Offering unique charm in form of exposed brick feature walls, whilst combined with modern fittings, it offers the perfect blend of both traditional and modern day living. This apartment also boasts exclusive residents own facilities, such as a heated swimming pool with designated changing rooms and a well-equipped gym across two floors. Complete with allocated parking, visitors parking and lift access, this apartment is a must view to appreciate all that is on offer.



# Property Details.

## Second Floor Apartment

### Entrance Hall

Entrance door, telephone entry system, inset cupboard, airing cupboard, wall mounted light, doors and access to:

### Kitchen/Living Room



6.96m x 3.54m (22' 10" x 11' 7") An open-plan kitchen/living room comprising of; a range of fitted base and eye level fitted units with worksurfaces over, inset sink, drainer and tap over, inset four ring hob with extractor fan over, inset oven & grill, washing machine, dishwasher, space for fridge/freezer, open plan to:

Living Area - Exposed brick feature wall, communication points

### Master Bedroom



5.24m x 3.15m (17' 2" x 10' 4") Window to front aspect, exposed brick feature wall, door to:

### En-Suite Shower Room



1.27m x 1.89m (4' 2" x 6' 2") Fully tiled shower room comprising of; W.C, shower cubicle, tiled walls, wall mounted mirror, wash hand basin, towel rail

# Property Details.

## Bedroom Two



4.36m x 2.83m (14' 4" x 9' 3") Window to front aspect, exposed brick feature wall

## Family Bathroom



2.13m x 2.89m (7' 0" x 9' 6") Bathroom suite comprising of; panel bath with shower over and screen, microphone shower attachment. wash hand basin, W.C, tiled floor, towel rail, wall mounted mirror

## Leasehold Information



This property is offered on a leasehold basis - 125 Years From 24 June 2005, with approximately 106 years remaining on the lease. We understand a maintenance charge of circa £3000.00p per annum is payable, with a ground rent of £175.00p per annum also applicable. The block is managed by Boydens.

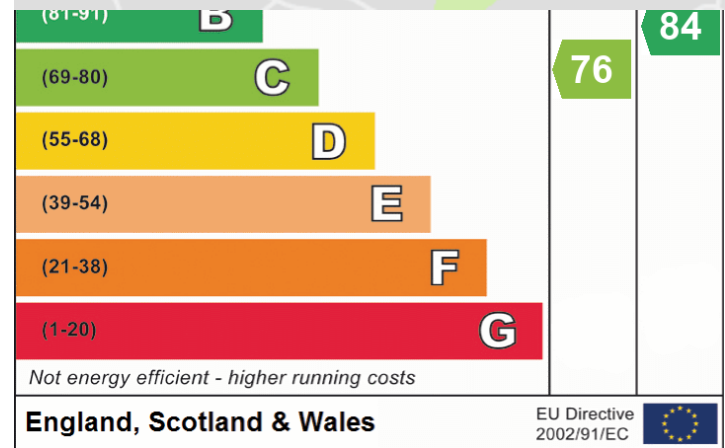
Please be advised the above leasehold information is provided by our clients in good faith and we encourage all interested parties to confirm all associated charges with their legal representative, at an early stage of their conveyance.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.