



- Top Floor Duplex Apartment
- Beautiful Vaulted Ceilings And Exposed Brickwork
- Two Luxury Tiled Bathrooms (One En-Suite Shower Room)
- Stunning Open Plan Kitchen/Dining/Family Space
- Mezzanine Office/Further Bedroom Or Reception Room
- Fitness Suite And Heated Swimming Pool
- Allocated Parking

## Flat 48 Free Rodwell House, School Lane, Mistley, Manningtree. CO11 1HW.

'Free Rodwell House' - A Stunning, meticulously restored and converted nineteenth century brick-built malt warehouse now offering an array of delightful apartments boasting some of the finest architecture and most beautiful original features throughout with high quality fitments to include under floor heating. In particular this stunning apartment is situated on the top floor with the accommodation spread over two floors. The internal accommodation comprises of an impressive reception hall which features a double built in cupboard and a vaulted ceiling, off the hallway leads a spectacular open plan kitchen/dining/living space.



# Property Details.

## Communal Entrance

With stairs and lift to all floors, intercom entry system.

## Fourth Floor

### Reception Hall

With vaulted ceiling and Velux window, solid wood flooring with heating under, spotlights, double built in storage cupboard, doors to;

### Open Plan Kitchen/Dining/Living Area



21' 6" x 18' 10" (6.55m x 5.74m) With two double glazed windows to side, solid wood flooring with heating under, vaulted ceiling and Velux windows, exposed brickwork, spotlights, open to;

### Kitchen



With a range of contemporary high gloss matching eye level and base units with drawers and granite worktops over, high quality NEFF appliances to include double oven and induction hob, integrated fridge/freezer and washing machine.

## Bedroom One



14' 5" x 12' 0" (4.39m x 3.66m) With double glazed window to side, underfloor heating, vaulted ceiling with Velux window, exposed brickwork, door to;

## En-Suite



Fully tiled en-suite with enclosed cistern WC, wash hand basin, shower cubicle, heated towel rail.

# Property Details.

## Bedroom Two



11' 1" x 9' 1" (3.38m x 2.77m) With double glazed window, underfloor heating, vaulted ceiling, exposed brickwork.

## Bathroom

Fully tiled bathroom suite offering bath with shower screen and shower, wash hand basin, close coupled WC, heated towel rail.

## Mezzanine Floor

## Office



19' 8" x 9' 1" (5.99m x 2.77m) With two Velux windows, built in office furniture and shelving, built in cupboard.

## Parking



The apartment comes with an allocated parking space.

## Communal Areas, Fitness Suite And Swimming Pool



This outstanding block of apartment also comes with its very own fitness suite which is spread over two floors and a heated swimming pool located on the ground level. The apartments are all accessible by stairs or a serviced lift.

## Leasehold Information

We have been advised by the current owner that the below leasehold information is correct;

Ground rent - £175 per annum.

Lease length - 110 years left.

service charge is approx. £200 a month.

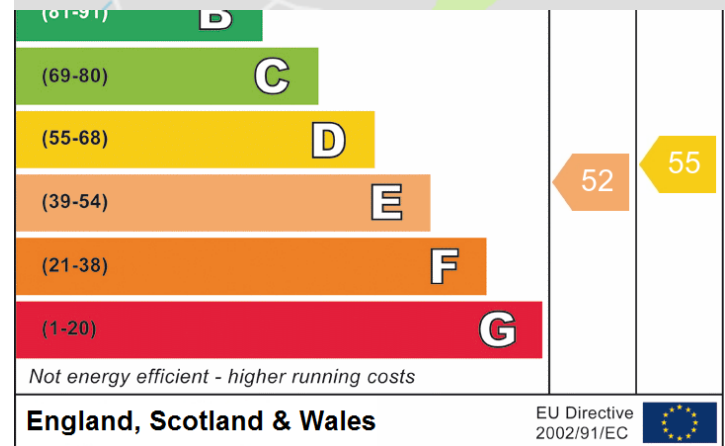
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should not be relied upon for any purpose. The floor plan is provided 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. Plans may vary slightly from the actual property. Plans may vary slightly from the actual property. Plans may vary slightly from the actual property.

## 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.