

Simons Flats, Maypole Road, Tiptree CO5 0EP

# welcome to

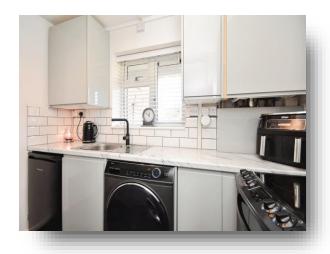
# **Simons Flats, Maypole Road, Tiptree**

\*\* Guide Price £160,000 - £170,000 \*\* Well presented ground floor flat located in the popular village of Tiptree with its excellent shops and amenities. Bedroom, lounge, kitchen and bathroom. Gas central heating.













#### Location

Tiptree is one of the largest villages in England and is situated approximately 10 miles from Colchester and close to the A12 trunk road. Once part of a huge area of heathland that embraced 16 parishes, Tiptree can still boast the largest fragment of lowland heath in Essex. Tiptree has a busy shopping centre of small, individual shops and notable employers, including internationally famous Wilkin and Sons jam makers. It is served by four primary schools and one comprehensive school, which is a centre of sporting excellence.

### Lounge

12' 3" x 11' 5" ( 3.73m x 3.48m ) Double glazed window to front. Storage cupboard and radiator.

#### **Kitchen**

8' 9" x 5' 9" ( 2.67m x 1.75m )

Double glazed window to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Oven, hob ad extractor. Larder cupboard. Washing machine and fridge.

#### **Bedroom**

11' 6" x 8' 3" ( 3.51m x 2.51m ) Double glazed window to front and radiator.

#### **Bathroom**

6' x 6' (1.83m x 1.83m)

Double glazed frosted window. Bath with shower over, wash hand basin and wc. Radiator.





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## **Simons Flats Maypole Road, Tiptree**

- Ground floor flat
- Bedroom
- Lounge
- Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 380.92

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 May 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## guide price

# £160,000 - £170,000







Chestrut Way

Chestrut Way

Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CGS105616



Property Ref: CGS105616 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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