



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 and 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105616 - 0002

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