



**2 Bedroom Ground Floor
Purpose Built (Flat) located in
Tiptree.**

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**JOHN ALEXANDER
ESTATE AGENTS**

**Brendon Court
Tiptree
COLCHESTER
Essex
CO5 0HD**



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FULL DESCRIPTION

OVERVIEW

We are pleased to offer this well proportioned two bedroom ground floor flat OFFERED WITH NO ONWARD CHAIN, in the heart of Tiptree.

LOUNGE / DINER

14' 4" x 15' 7" (4.37m x 4.75m)

Box-bay window to front aspect

KITCHEN

12' 4" x 8' 2" (3.76m x 2.49m)

Window to rear aspect. Fitted wall and base units with integrated NEFF microwave, NEFF oven, NEFF induction hob, NEFF fridge / freezer and NEFF washer dryer

STORE ROOM

4' 8" x 2' 8" (1.42m x 0.81m)

Shelved store room, also accommodating the boiler

BEDROOM ONE

11' 2" x 9' 9" (3.4m x 2.97m)

Window to front aspect and three sets of double wardrobes

SHOWER ROOM

9' 4" x 5' 2" (2.84m x 1.57m)

Walk in shower, wash basin and WC

BEDROOM TWO

9' 3" x 7' 10" (2.82m x 2.39m)

Window to rear aspect

ACCESS

The property has a front door leading to the communal hallway, but also benefits from an independent rear door leading to the block's rear garden

AGENTS NOTE

Leasehold with 103 years remaining.

Property also benefits from an allocated parking space to the front of the block

£185,000



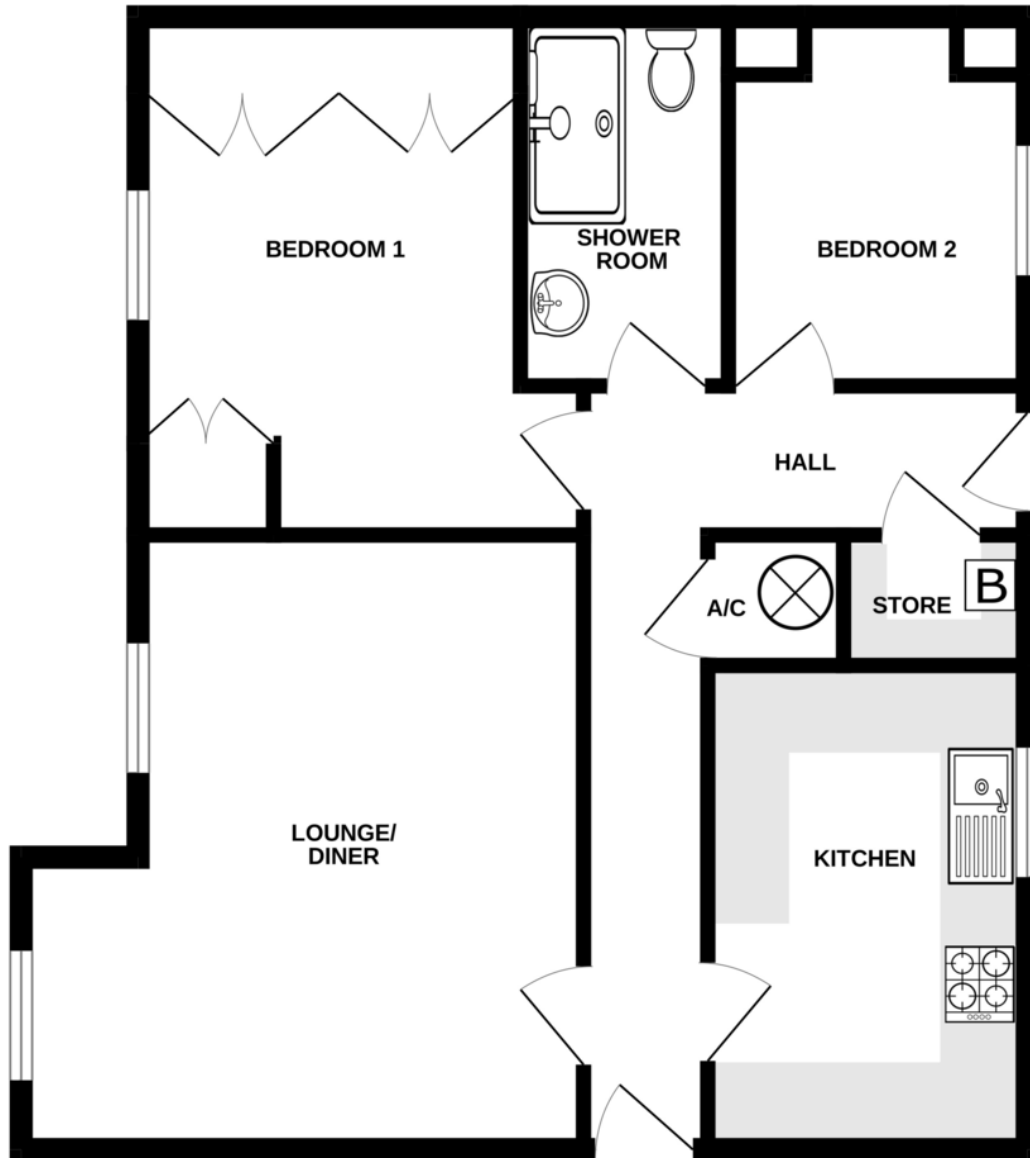




Brendon Court, Tiptree CO5 0HD



GROUND FLOOR



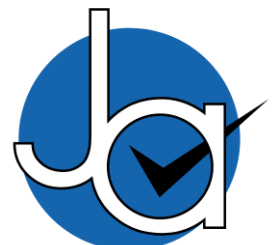
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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