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DAVID MARTIN
GROUP

Rectory Road
Tiptree, CO5 0SW

Guide Price £140,000 - £150,000

EPC Rating 'B'

- One Bedroom Retirement Apartment
- Central Village Location
- Lift Access, Over 50's
- No Onward Chain





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious one bedroom retirement apartment located on the second floor, close to the lift within Rosemary court situated in the centre of the village of Tiptree within walking distance of local shops and amenities. The property consists of an entrance hall, lounge, well fitted kitchen, double bedroom and a shower room. Rosemary court is a retirement complex for the overs 50's and benefits from communal areas including well maintained gardens and a communal lounge. The property is being sold CHAIN FREE.



ENTRANCE HALL

Airing Cupboard, Wall mounted storage heater.

LOUNGE

13' 04" x 11' 00" (4.06m x 3.35m) Window to side, wall mounted storage heater, phone entry, open to:

KITCHEN

7' 06" x 7' 05" (2.29m x 2.26m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, integrated dishwasher, fridge/freezer and washing machine, oven, four ring electric hob with extractor over, spotlights, tiled floor.



BEDROOM

17' 02" x 11' 02" (5.23m x 3.4m) Two vellum windows to front, window to side, wall mounted storage heater, fitted wardrobes.

SHOWER ROOM

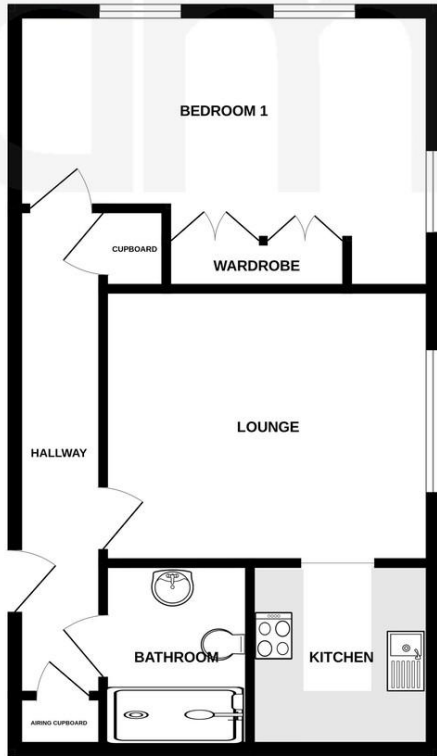
Double shower cubical, part tiled walls, tiled floor, wash hand basin inset to vanity unit, low level W.C, spotlights, extractor fan, heated towel rail.

COMMUNAL AREAS

Rosemary court has the benefits of communal spaces including a spacious residents lounge with kitchen area, adjoining dining area and well maintained gardens. Car parking is available at the front and side of building.



505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David Martin Estate Agents. All measurements, descriptions and floor plans are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements