



Rosemary Court,
Tiptree, CO5 0SW

£160,000
EPC Rating 'C'

- Two Bedroom Retirement Apartment
- Chain Free
- Lounge & Kitchen/Breakfast Room
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom third floor over 50's apartment centrally situated in the popular village of Tiptree within walking distance to local shops and amenities. The property is situated on the third floor with lift access to the second floor. The apartment consists of an entrance hall, lounge/dining room open plan to kitchen/breakfast room, two bedrooms and a bathroom. Rosemary Court is a retirement complex for the over 50's and benefits from communal areas including well maintained gardens and a communal lounge. The property is being sold CHAIN FREE.



ENTRANCE HALL

Entrance to the property is made via communal entrance hall with entry phone system, stairs and lift leading to second floor landing and further flight of stairs leading to third floor, solid entrance door to entrance hall with airing cupboard, electric storage heater, door to:

LOUNGE

20' 10" x 12' 10" (6.35m x 3.91m) Max Measurement Sloping Ceiling Being well lit by sky light and window to rear aspect with far reaching views, electric storage heater, wall lights, open plan to kitchen, TV aerial and telephone point.



KITCHEN/BREAKFAST ROOM

10' x 7' (3.05m x 2.13m) Max Measurement Sloping Ceiling Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with cupboards under, adjoining worksurface with appliance storage and cupboards under, matching range of eye level wall mounted units, integrated electric oven and hob, fridge/freezer and washing machine, sky light windows to rear aspect.

BEDROOM ONE

11' x 10' (3.35m x 3.05m) Max Measurement Sloping Ceiling, Window to side aspect, electric panel heater, fitted wardrobe, TV aerial and telephone points.



BEDROOM TWO

10' x 8' 6" (3.05m x 2.59m) Electric panel heater, sky light.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath, electric shaver point, splash tiling, tiled floor, extractor fan.

COMMUNAL AREAS

The property benefits from communal lounge area, bike store and bin store and gardens, we understand from the vendors there are parking and visitors' spaces which are not allocated.





AGENTS NOTE

Viewing is advised to appreciate the space and setting from which the property benefits, the vendor have advised us the service charge is £1137.03 per six months and the property has 125-year lease from 2007 we advise any buyers to confirm these details with their solicitors.

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.

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq ft. (53.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the finished computer based measurements of doors, windows, rooms and any other items and appliances and no responsibility is taken for any error, omission or misstatement. 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 is to be given. Approved Member 02/007

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.co.uk
%office_emailAddress%
01621 815815

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