



**Rosemary Court, Rectory Road**  
Tiptree, CO5 0SW

**Guide Price £140,000 - £150,000**  
EPC Rating 'B'

- One Bedroom First Floor Apartment
- Chain Free
- Lift & Communal Gardens
- Central Village Location







## Property Description

David Martin Estate Agents are delighted to present this well-positioned one-bedroom first-floor retirement apartment, exclusively for the over 50s, situated in the heart of Tiptree. The property is conveniently located close to a range of shops and local amenities, offering both comfort and convenience. The apartment comprises an entrance hall, a spacious lounge, a fitted kitchen, a bedroom with a fitted wardrobe, and a modern shower room. Residents also benefit from access to communal gardens and a shared lounge. Offered CHAIN FREE. For more information or to arrange a viewing, contact David Martin Estate Agents today!





#### ENTRANCE HALL

Entrance to the property is made via a communal entrance hall with entry phone system, stairs and lift rising to first floor, solid entrance door to entrance hall, electric storage heater, airing cupboard housing hot water cylinder, door to:

#### LOUNGE

17' 3" x 10' 4" (5.26m x 3.15m) Max Measurement Being well lit by windows to front and side aspect, electric storage heater, door to:

#### KITCHEN

8' 4" x 7' 5" (2.54m x 2.26m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. Electric oven and hob, fridge/freezer inset to remain, splash tiling, window to side aspect.

#### BEDROOM

13' 6" x 8' (4.11m x 2.44m) Window to side aspect, electric panel heater, fitted wardrobe.

#### SHOWER ROOM

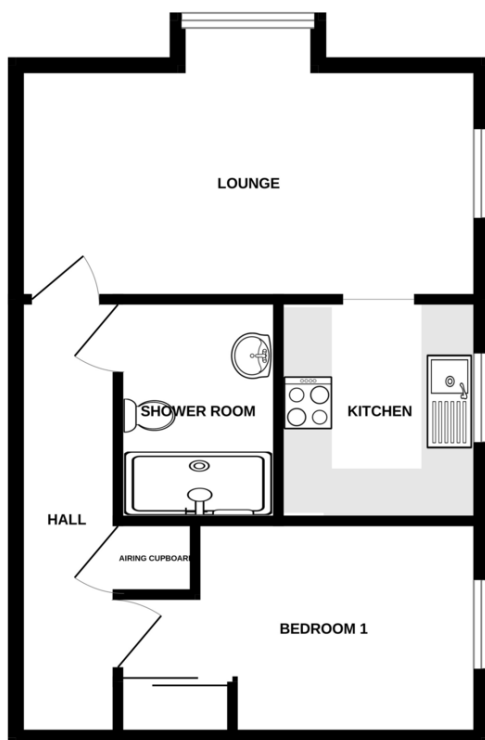
Stylish white suite comprising of low flush WC, wall mounted wash hand basin, double shower cubical, splash tiling, heated towel rail, tiled floor, extractor fan.

#### OUTSIDE

The property benefits from communal gardens, bin and bike store and parking bays to side not allocated.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



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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