



Rosemary Court, Rectory Road
Tiptree, CO5 0SW

£130,000
EPC Rating 'B'

- One Bedroom Retirement Apartment
- Chain Free
- Central Village Location
- Cummunal Garden & Lounge





Property Description

David Martin Estate Agents are delighted to offer for sale this recently decorated, well-presented one-bedroom apartment, exclusively for the over 50's. Ideally situated in the heart of the sought-after village of Tiptree, the property benefits from being just a short stroll from a variety of local shops, cafes, and essential amenities. Located on the first floor with the convenience of lift access, the apartment offers comfortable and low-maintenance living. Accommodation includes a bright and spacious lounge/diner, a modern fully fitted kitchen, a double bedroom with built-in wardrobes, and a generously sized bathroom. Set within Rosemary Court, a popular development known for its friendly community atmosphere, residents also enjoy access to a communal lounge and beautifully maintained garden.



ENTRANCE HALL

Wall mounted electric heater, airing cupboard.

LOUNGE/DINER

19' 10" x 8' 08" (6.05m x 2.64m) Bay window to side, wall mounted electric heater, entry phone, open to:

KITCHEN

8' 00" x 7' 05" (2.44m x 2.26m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, electric oven, four ring electric hob with extractor over, integrated fridge/freezer, washing machine and dishwasher, spotlights, tiled splash back, kick board heater.

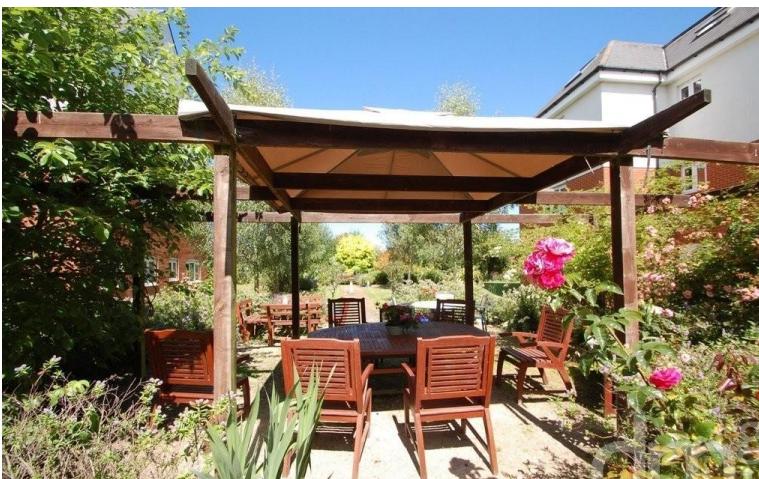


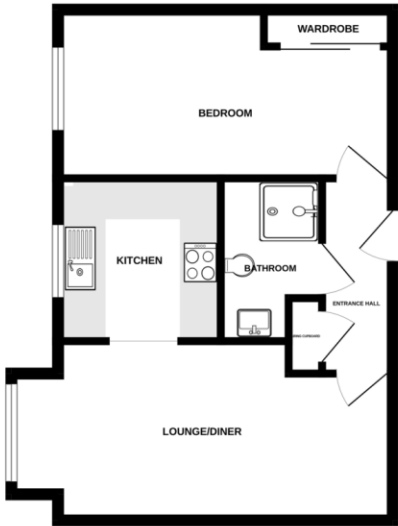
DOUBLE BEDROOM

17' 03" x 8' 04" (5.26m x 2.54m) Window to side, wall mounted electric heater, fitted wardrobes with sliding doors.

SHOWER ROOM

Shower cubical, low level W.C, hand wash basin inset to vanity unit, electric heated towel rail, tiled floor and walls.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The service, quality and quantity of goods shown are not intended and no guarantee as to their quantity or efficiency can be given. Made with Floorplan 12/20

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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