

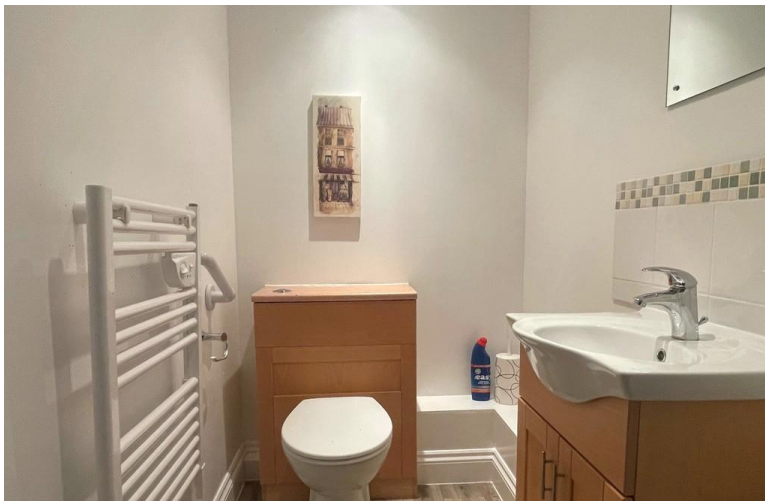


Rosemary Court, Rectory Road
Tiptree, CO5 0SW

£195,000
EPC Rating 'C'

- Two Bedroom Retirement Flat
- Ground Floor
- Shower Room & Ensuite
- NO ONWARD CHAIN





Property Description

David Martin are pleased to offer for sale this well-presented two-bedroom ground-floor retirement apartment, located within the popular Rosemary Court development for the over-50s and just a short walk from the village centre. The property features a bright lounge/diner with pleasant views over the communal gardens, a fully fitted kitchen, a modern shower room, and two bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite WC. Residents of Rosemary Court enjoy access to a communal lounge and well-maintained gardens, and the property is offered with no onward chain.



ENTRANCE HALL

Built in storage cupboard, airing cupboard, wall mounted storage heater.

LOUNGE/DINER

19' 08" x 9' 07" (5.99m x 2.92m) Windows to side and rear, wall mounted storage heaters, feature fireplace with inset electric fire, entry phone, double doors to:

KITCHEN

10' 06" x 5' 11" (3.2m x 1.8m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, oven, electric hob with extractor over, integrated fridge/freezer, space for washing machine, under cabinet lighting, kick board heater, tiled splash back, window to rear.

BEDROOM ONE

15' 00" x 10' 04" (4.57m x 3.15m) Two windows to rear, wall mounted storage heater, built in wardrobe with sliding doors, range of fitted wardrobes, door to:

ENSUITE WC

Wash hand basin inset to vanity unit, low level W.C, heated towel rail, extractor fan.

BEDROOM TWO

10' 00" x 7' 06" (3.05m x 2.29m) Window to side, wall mounted storage heater, built in wardrobe with sliding door.

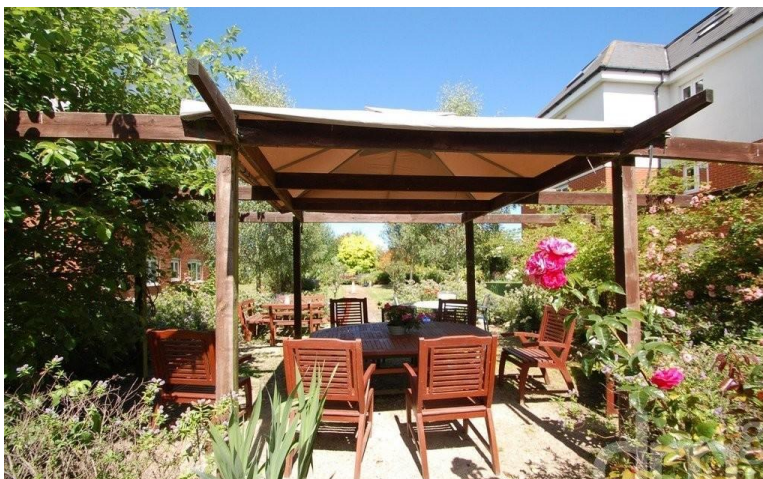


SHOWER ROOM

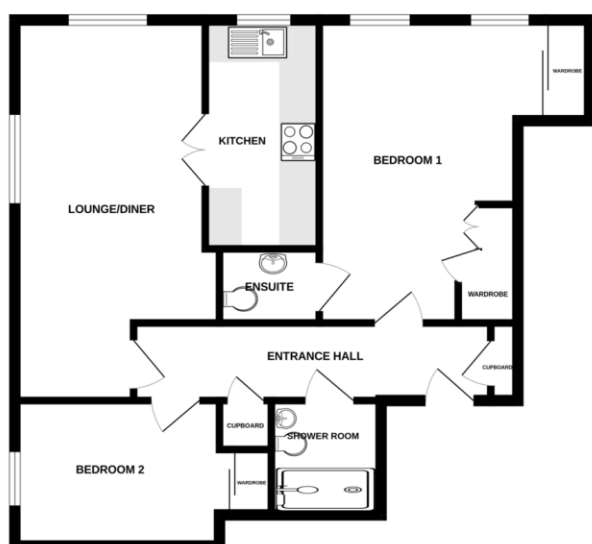
Large walk in shower, low level W.C, hand wash basin inset to vanity unit, heated towel rail, extractor fan.

Communal Spaces

Residents benefit from use of the communal areas, including the gardens. The complex also has a function room which can be hired for personal events. Parking facilities are on site for residents and visitors but are not allocated. There is also a mobility scooter storage area.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	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