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DAVID MARTIN
GROUP

Rectory Road
Tiptree, CO5 0SW

£135,000
EPC Rating 'B'

- One Bedroom Retirement Flat
- Central Village Location
- Lift Access
- Communal Gardens & Lounge





Property Description

David Martin are delighted to offer for sale this one bedroom flat for sale situated in the centre of the village of Tiptree, within walking distance to local shops and amenities. The apartment is located on the first floor close to the lift and benefits from a spacious lounge/diner with bay window, a comprehensively fitted kitchen with appliances, a spacious double bedroom and a bathroom. Rosemary court benefits from well-maintained gardens and a communal lounge. We highly recommend a viewing of this apartment to appreciate all it has to offer.



ENTRANCE HALL

Storage heater, airing cupboard.

LOUNGE/DINER

17' 02" x 8' 10" (5.23m x 2.69m) Bay window to side, storage heater, T.V and telephone point, telephone entry, open to:

KITCHEN

8' 01" x 7' 11" (2.46m x 2.41m) Window to side, comprehensively fitted with a range of wall and base units incorporating a single sink with drainer and mixer tap, electric oven with four ring gas hob and extractor over, 'BOSCH' washing machine and tumble dryer(to remain), integrated fridge/freezer, tiled splash back, spotlights, kickboard heater, vinyl flooring, spotlights, under cupboard lighting.

BEDROOM

17' 02" x 8' 04" (5.23m x 2.54m) Window to side, electric wall mounted heater, T.V and telephone point.

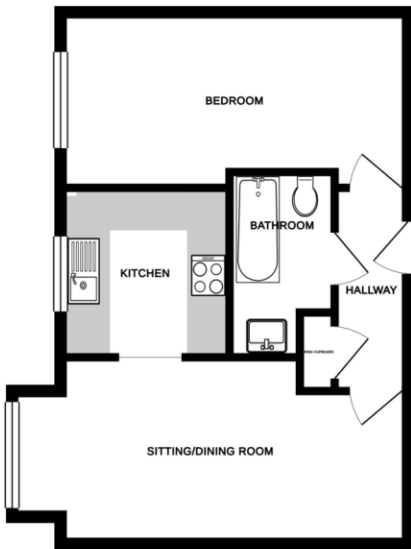
BATHROOM

8' 10" x 5' 00" (2.69m x 1.52m) Panel enclosed bath with shower attachment, closed cistern W.C, hand wash basin inset to vanity unit, electric heated towel rail, part tiled walls, tiled floor. extractor fan, spotlights.





UNCOVERED FLOOR 436 SQ. FT.
(40.4 sq. m.)

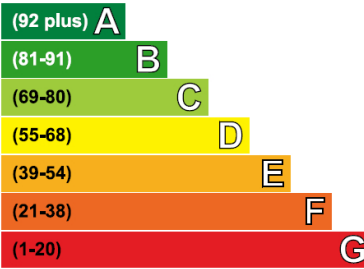


TOTAL FLOOR AREA - 436 sq. ft. (40.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures included here, measurements of floor, wall, ceiling, areas and any other areas are approximate and are not intended to be used for any purpose other than for general guidance purposes only and should be used as such for any prospective purchaser. The service, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Hologram 5/2/15

Energy Efficiency Rating

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| 85 | 86 |



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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