



Rosemary Court, Rectory Road

Tiptree, CO5 0SW

£135,000

EPC Rating 'C'

- Ground Floor Apartment
- Over 50's Retirement

- Central Village Location
- No Onward Chain





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented ground-floor retirement flat, offered with NO ONWARD CHAIN, conveniently situated in the centre of the village of Tiptree, within walking distance of local shops and amenities. The property comprises a welcoming entrance hall with a useful storage cupboard, a spacious lounge open-plan to a fully fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes, and a shower room featuring a walk-in shower. Rosemary Court is a retirement development for the over-50s, further benefiting from a communal lounge, communal gardens and residents' parking.



ENTRANCE HALL

Wall mounted storage heater, airing cupboard, built in storage cupboard.

LOUNGE

17' 08" x 11' 04" (5.38m x 3.45m) Box bay window to rear, window to side, entry phone, wall mounted storage heater and additional electric heater, archway opening to:

KITCHEN

8' 00" x 7' 01" (2.44m x 2.16m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring electric hob with extractor over, oven, integrated dishwasher, washing machine and fridge/freezer, kick board heater, spotlights, window to side.

BEDROOM

13' 07" x 8' 10" (4.14m x 2.69m) Window to rear, wall mounted electric heater, fitted wardrobe with sliding door.

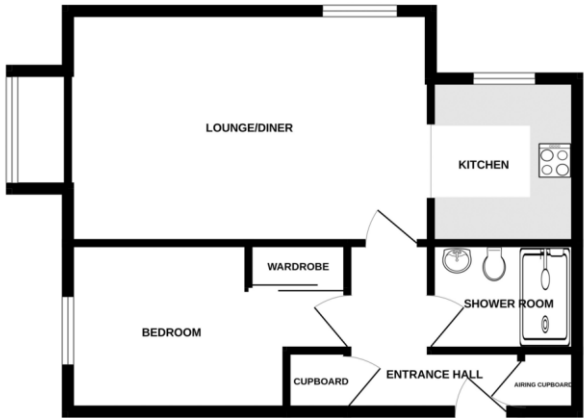
SHOWER ROOM

Walk in shower, hand wash basin inset to vanity unit, low level W.C, electric heated towel rail, tiled floor and walls, extractor fan, spotlights.





GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other space are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 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