



**Rectory Road**  
Tiptree, Colchester, CO5 0SW

**£175,000**  
EPC Rating 'b'

- Two Bedroom Second Floor Apartment
- CHAIN FREE
- Central Village Location
- Over 50's Retirement







## Property Description

David Martin Estate Agents are pleased to present this well-maintained two-bedroom, second-floor retirement apartment, ideally located in the heart of the highly sought-after village of Tiptree. Conveniently positioned within walking distance of local shops and amenities, this property offers comfortable and practical living in a popular development.

The apartment is accessible via both lift and stairs and comprises an entrance hall, a bright and spacious lounge, a fully fitted kitchen, two bedrooms, and a modern shower room. Residents of Rosemary Court also benefit from attractive communal gardens and a residents' lounge, providing excellent social and relaxation spaces.

Offered for sale with no onward chain, early viewing is highly recommended. Contact us today to arrange your appointment.



#### ENTRANCE HALL

Solid entrance door, airing cupboard, wall mounted electric heater.

#### LOUNGE

17' 02" x 9' 04" (5.23m x 2.84m) Being well lit by windows to rear and side, wall mounted electric storage heater, phone entry, archway to:

#### KITCHEN

8' 0" x 5' 10" (2.44m x 1.78m) Window to rear, comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, splash tiling, integrated fridge/freezer and washing machine, electric oven, four ring electric hob with extractor over, spotlights, kick board heater.

#### BEDROOM ONE

13' 04" x 8' 04" (4.06m x 2.54m) Window to rear, fitted wardrobe, wall mounted electric heater.

#### BEDROOM TWO

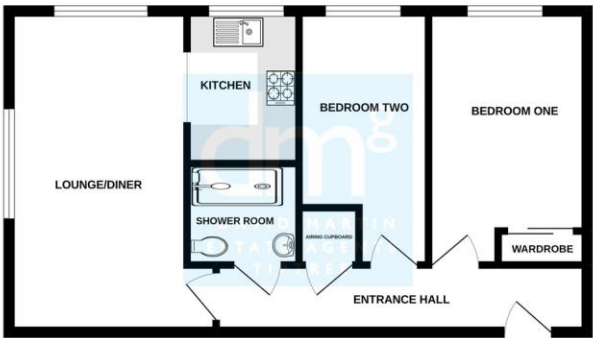
13' 05" x 6' 10" (4.09m x 2.08m) Window to rear, wall mounted electric heater.

#### SHOWER ROOM

White suite comprising of a low level W.C, wash hand basin inset to vanity unit, double shower cubical, fully tiled, extractor fan.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms etc may differ from the above and are approximate and no responsibility is taken for any error. Dimensions are to the internal face of the walls. The plan is for guidance purposes only and should not be used for any legal or professional purposes. The services, systems and appliances shown here are not to be relied upon and no guarantee is given for their operation or efficiency can be given. Made with Merge 12/2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgtiptree.co.uk  
%office\_emailAddress%  
01621 815815

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