

DAVID MARTIN GROUP

Rosemary Court, Rectory Road

Tiptree, CO5 0SW

£130,000

EPC Rating ‘TBC’

- One Bedroom Ground Floor Apartment
- Chain Free
- Central Village Location
- Open Plan Lounge/Kitchen





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Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented ground-floor retirement apartment, offered with NO ONWARD CHAIN and conveniently situated in the heart of Tiptree village, within easy walking distance of local shops and amenities. The accommodation comprises a welcoming entrance hall with a useful storage cupboard, a spacious lounge opening into a fully fitted kitchen with integrated appliances, a well-proportioned double bedroom with fitted wardrobes and a shower room featuring a walk-in shower. Rosemary Court is a popular retirement development for the over-50s, offering a range of communal facilities including a residents' lounge, communal gardens and residents' parking. An ideal opportunity for those seeking comfortable and convenient retirement living in a central village location.









ENTRANCE HALL
Entrance to the property is made via a communal entrance hall with entry phone system to solid entrance door to entrance hall, airing cupboard, electric storage heater, door to:

LOUNGE
17' 2" x 8' 8" (5.23m x 2.64m) Being well lit by box bay window to rear aspect, electric wall mounted storage heat, entry phone, archway to:

KITCHEN
8' x 7' 8" (2.44m x 2.34m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, electric oven and hob with extractor over, splash tiling, kick board heater, window to rear aspect.

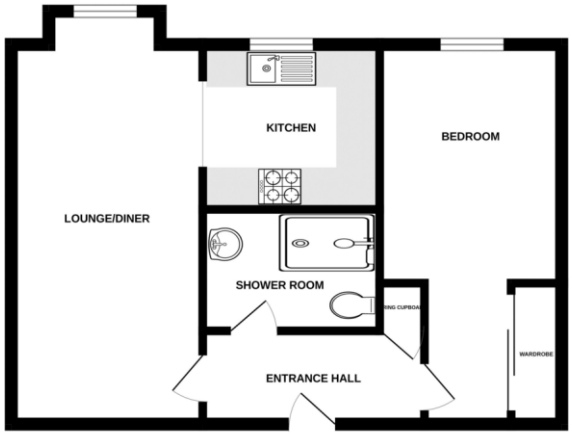
DOUBLE BEDROOM
17' 5" x 8' 4" (5.31m x 2.54m) Window to rear aspect, wall mounted electric panel heater, fitted wardrobes with sliding doors.

SHOWER ROOM
Stylish white suite with double shower cubical, low flush WC, wash hand basin inset to vanity unit, splash tiling, tiled floor, extractor fan.





GROUND FLOOR



31 ROSEMARY

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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