



**NP** NICHOLAS  
PERCIVAL

**To Let.** £795 PCM

Flat 1, 4 Station Road, Tiptree, Essex CO5 0AD



**A very well presented and spacious one bedroom,  
first floor flat in the centre of Tiptree.**

**To let £795 pcm | Holding Deposit £183 | Deposit £915 | EPC Band E39**

**Council Tax: Colchester City Council band A**

**Property**

A communal entrance door leads into the stairway providing access to the flat's front door on the first floor. The entrance hallway provides access to all rooms including the shower room, kitchen/breakfast room, bedroom and living room. The shower room has white fittings including WC, hand basin, shower cubicle and electric shower. There is also a fitted white electric towel rail. The kitchen has a range of white base and wall units with space for a washing machine, undercounter fridge/freezer and cooker. Electric heating.

The bedroom and living room provide two very spacious rooms with electric heating. The windows in the flat were recently.

**Outside**

There is a bin storage area to the rear of the property, it will be the Tenants responsibility to act in accordance with Local Authority collection instructions. There is no allocated parking with this property, there is on street parking nearby).

**Situation**

The property is located in the centre of the village of Tiptree, with a selection of shops, pubs and eateries close by. Tiptree is located approximately 4 miles from the A12 with excellent road links and around 5 miles from Kelvedon Train Station with direct links to London and Colchester.

**No Tenant Fees Applicable**

A holding deposit of one week's rent will be required to secure the property, for further details, please contact the office).

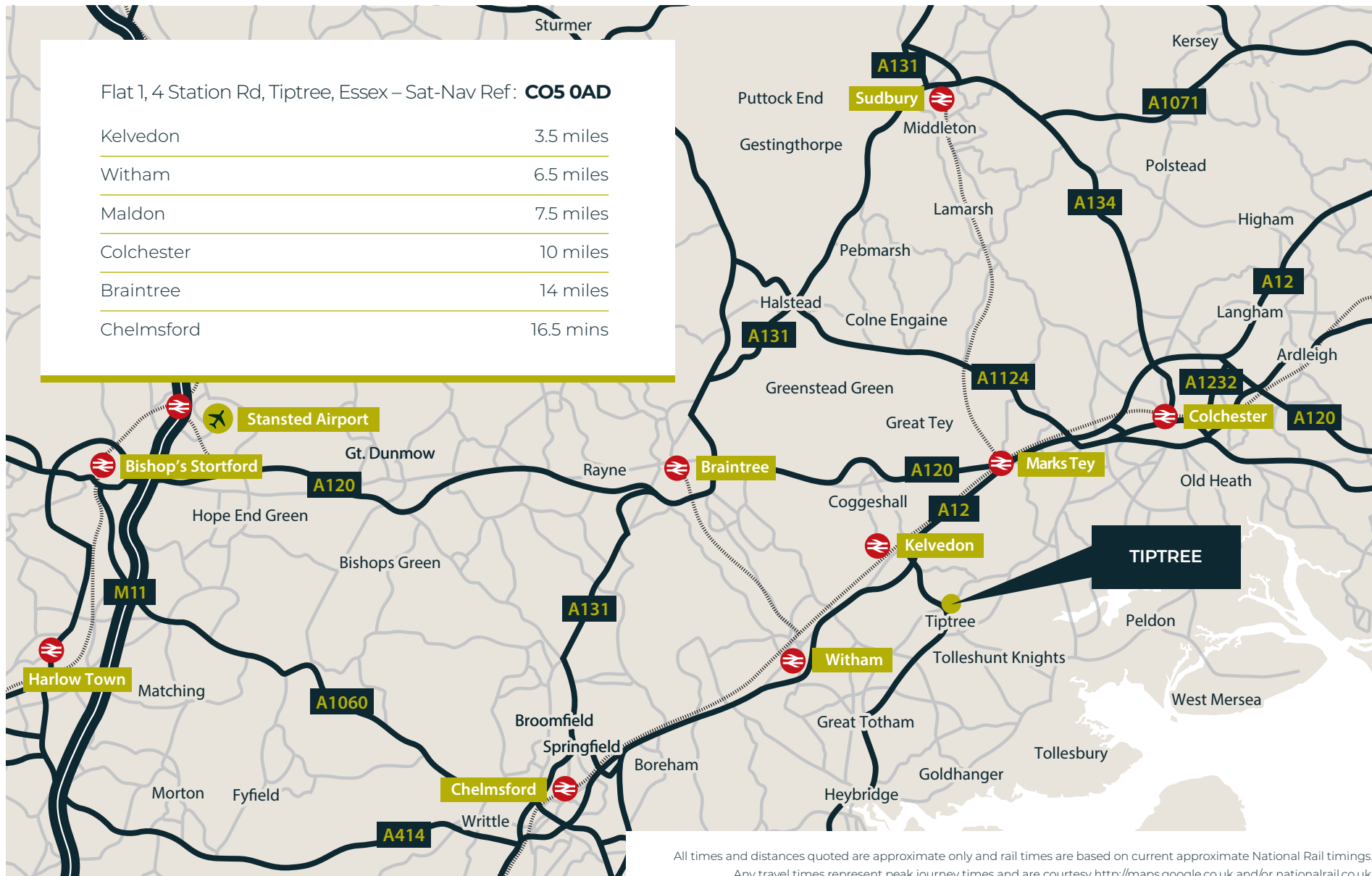
**Viewings**

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival. To arrange a viewing please contact **01206 563222** or **info@nicholaspercival.co.uk**



Flat 1, 4 Station Rd, Tiptree, Essex – Sat-Nav Ref: **CO5 0AD**

Kelvedon	3.5 miles
Witham	6.5 miles
Maldon	7.5 miles
Colchester	10 miles
Braintree	14 miles
Chelmsford	16.5 mins



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.