

NICHOLAS PERCIVAL

To Let. £775 PCM

Flat 2, 4 Station Road, Tiptree, Essex CO5 0AD






AI Enhanced Image


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A spacious one-bedroom maisonette offering comfortable, practical living accommodation in a convenient village-centre location

To let £775 pcm | Holding Deposit £178 | Deposit £890

Attractive one-bedroom maisonette | Centrally located in Tiptree

Property

Situated in the heart of Tiptree, this well-proportioned first-floor maisonette provides bright and spacious accommodation, with a good-sized sitting room, generous double bedroom, fitted kitchen and bathroom.

Ideally positioned within easy reach of village shops, cafés, pubs and other local amenities, the property also benefits from convenient road and rail connections.

Location

The property enjoys a central position within the popular village of Tiptree, with a selection of local shops, pubs, cafés and eateries all close at hand. For commuters, the A12 is approximately four miles away, providing access towards Colchester and London. Kelvedon railway station is approximately five miles away and offers direct rail services towards London and Colchester. Tiptree provides a convenient balance of village living and accessibility.

Entrance & Hallway – Accessed via a communal entrance and staircase, the private entrance opens onto a welcoming hallway, providing access to the principal accommodation.

Sitting Room – A spacious and naturally light reception room, offering plenty of room for both relaxing and entertaining. The room provides access through to the kitchen and bathroom

Kitchen – The fitted kitchen offers a range of white wall and base units, complemented by a modern wood-effect worktop and stainless-steel sink. Appliances include an electric oven, hob and extractor fan. White metro-style tiling and wood-effect flooring complete the space.

Bedroom – A particularly spacious and light bedroom, providing comfortable accommodation with neutral décor and carpeting.

Bathroom – The bathroom comprises shower cubicle wash basin and WC.

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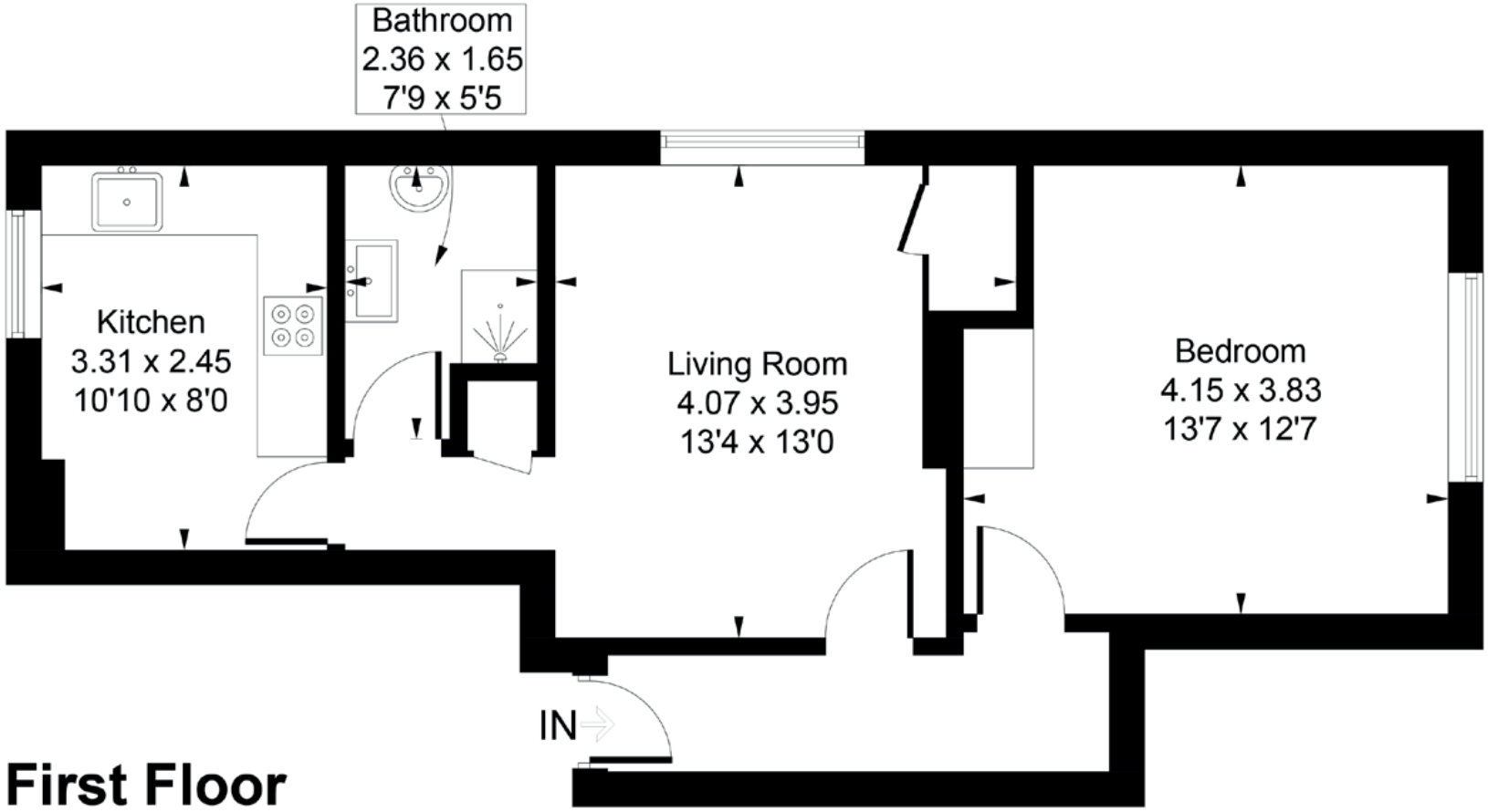
Approximate Gross Internal Area = 538 sq ft / 50.0 sq m



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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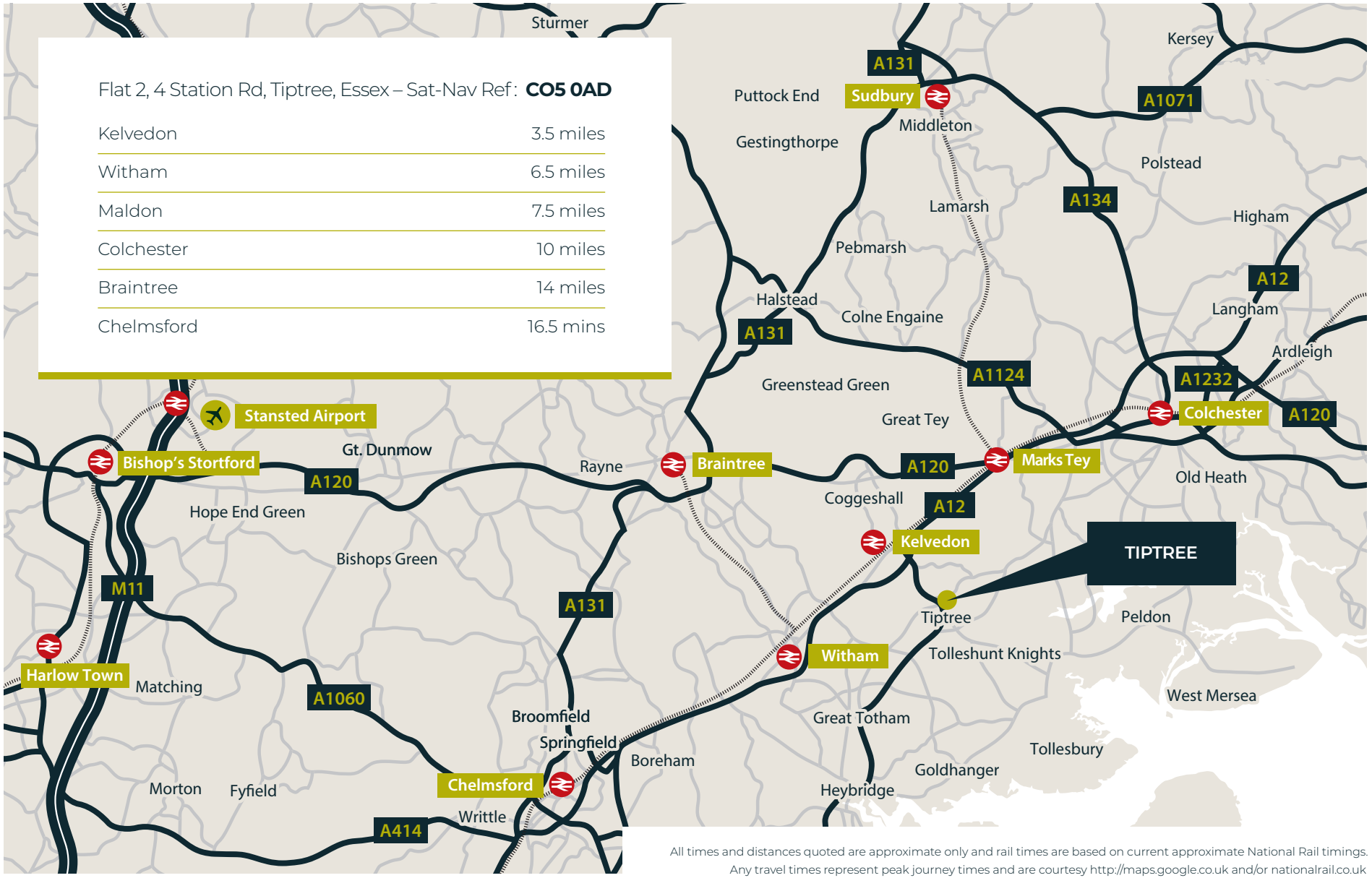
BUSH

Flat 2, 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

Viewing is strictly by appointment with the Sole Letting Agents.

NICHOLAS PERCIVAL

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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.