





Flat 4, Rosemary Court Rectory Road, Tiptree

£785 pcm

A well presented ground floor, one-bedroom flat for over 50's. The property features modern kitchen units, integrated appliances, and generous countertop space. The living space benefits from a unique built-in seating area by the window. The double bedroom is equipped with a built-in wardrobe for added convenience. Rosemary Court benefits from a communal lounge and beautifully landscaped gardens. The property is available now and is offered unfurnished.

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Hallway
11' 0" x 3' 7" (3.35m x 1.08m)
With doors leading to:

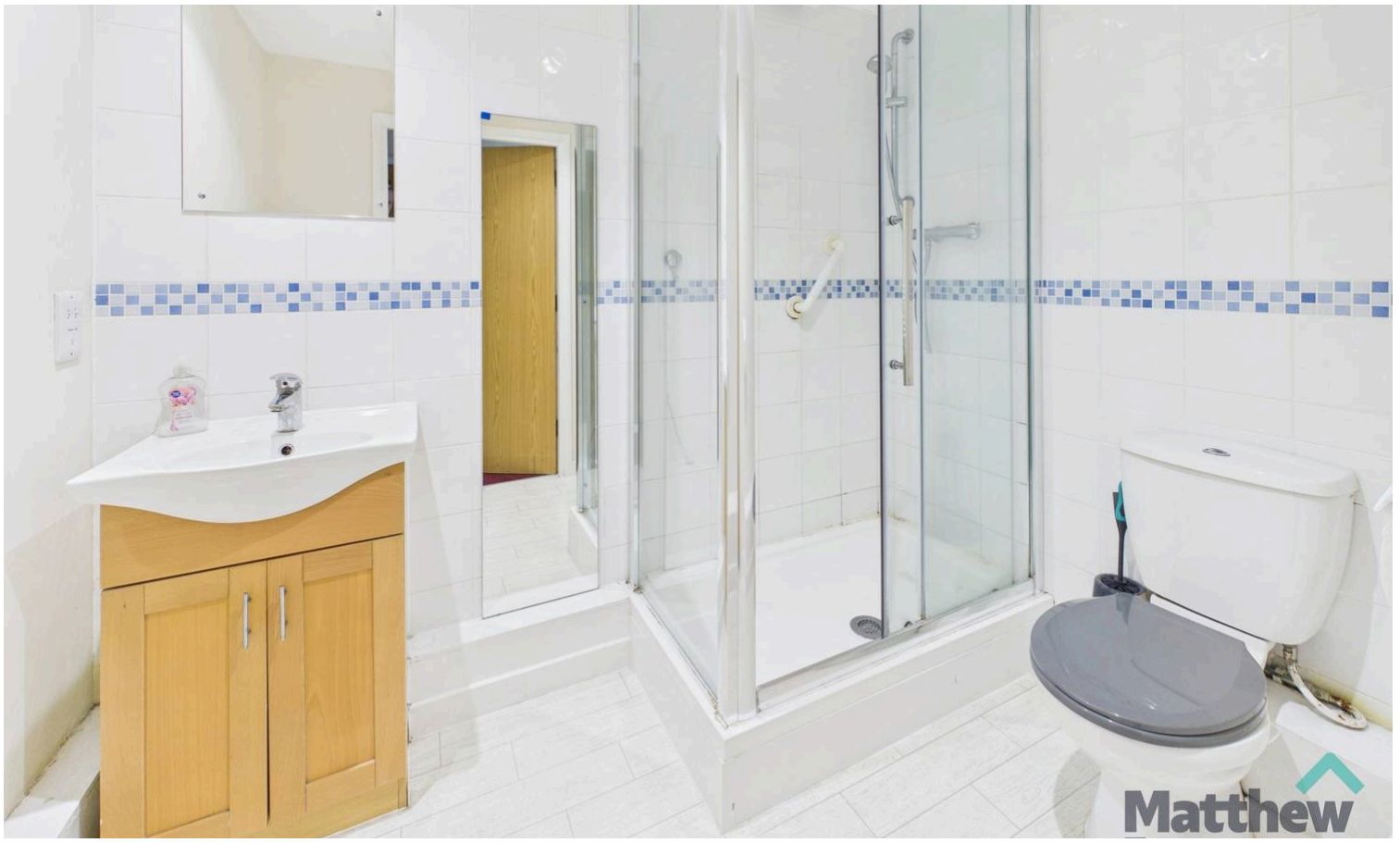
Kitchen
8' 2" x 7' 7" (2.48m x 2.31m)
Includes modern units and a range of integrated appliances such as electric hob, oven, extractor fan, fridge/freezer and dishwasher.

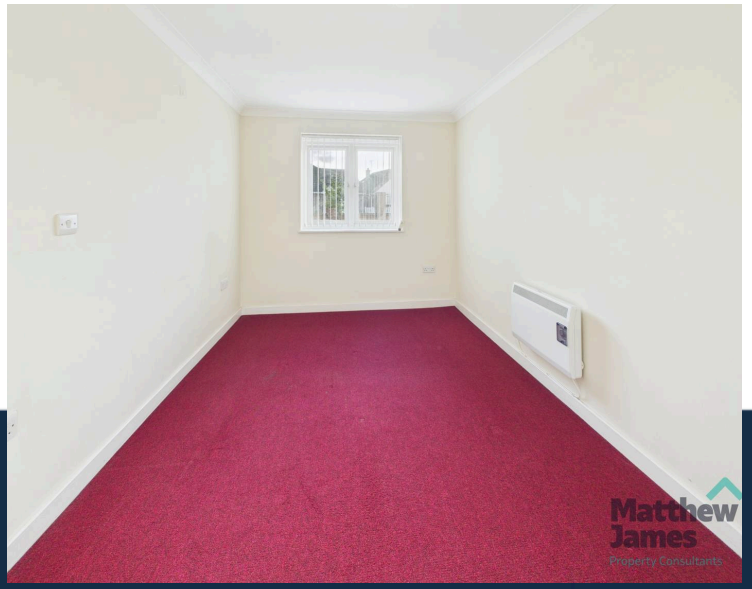
Living/Dining Area
17' 2" x 8' 11" (5.24m x 2.71m)
Long, bright room including a window seat to side aspect.

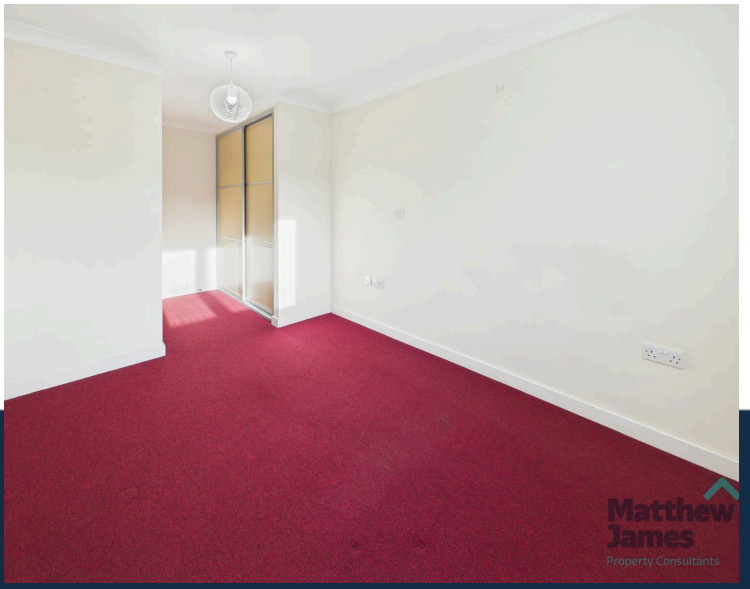
Shower Room
8' 1" x 5' 5" (2.46m x 1.65m)
Comprising on a handwash basin, low level w/c and a shower cubicle.

Bedroom
17' 0" x 8' 4" (5.19m x 2.53m)
Double bedroom with window to side aspect.

Tenancy Information
The rent is exclusive of utilities and council tax. *Deposit: £905
Council Tax Band: B Local Authority: Colchester City Council
Availability: Now EPC Rating: C







Viewings

Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"





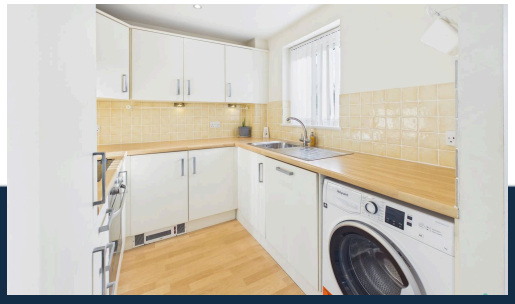


Council Tax band: B

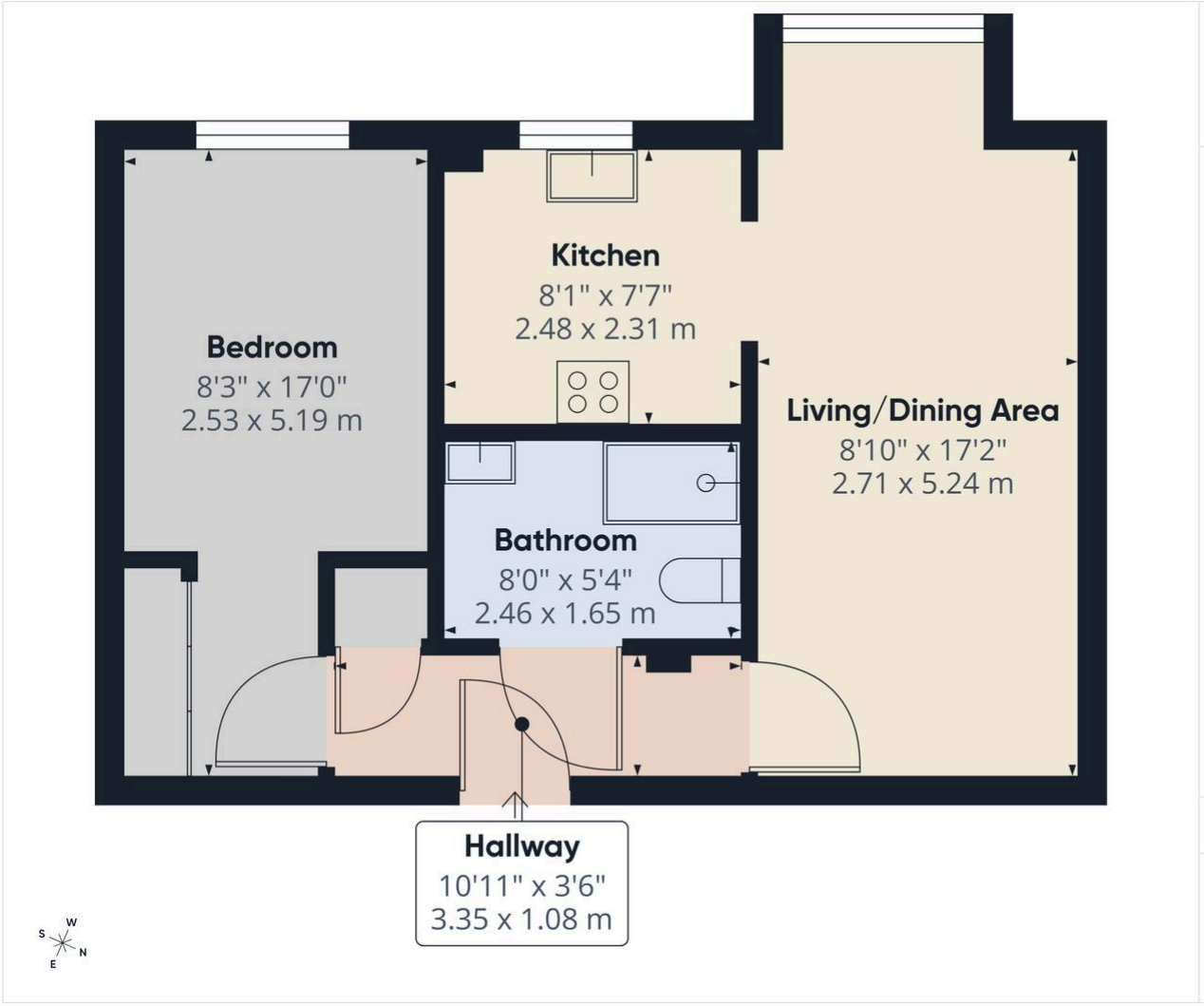
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









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Approximate total area(1)

443 ft²

41.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.