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DAVID MARTIN
GROUP

Brendon Court
Tiptree, CO5 0HD

Guide Price £180,000 - £200,000
EPC Rating 'c'

- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
- RECENTLY DECORATED
- ENSUITE





Property Description

We are delighted to bring to the market this well-presented two-bedroom top-floor apartment, situated in the highly sought-after village of Tiptree. Conveniently located close to local shops, amenities and well-regarded schools, the property also offers excellent access to both Colchester and Maldon. Recently refurbished throughout, the apartment has been fully redecorated and benefits from new flooring, creating a fresh and modern feel. The accommodation comprises a fitted kitchen, a spacious lounge/diner, two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, as well as a contemporary family bathroom.

Offered with no onward chain, this property presents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a ready-to-let addition to their portfolio.





ENTRANCE HALL

Airing cupboard, access to loft space, security entrance intercom handset, radiator

KITCHEN

13' 03" x 7' 01" (4.04m x 2.16m) Work tops and sink top with mixer tap. Base units and matching wall units, gas hob, oven below and extractor hood. Space for fridge/freezer and washing machine, extractor fan, window to rear

LOUNGE/DINER

15' 11" x 10' 01" (4.85m x 3.07m) TV point, two radiators and two windows to front.

BEDROOM ONE

14' 0" x 10' 02" (4.27m x 3.1m) Fitted wardrobe, radiator, window to side

BEDROOM TWO

9' 04" x 7' 00" (2.84m x 2.13m) Radiator, window to rear

ENSUITE

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan

BATHROOM

Bath with mixer tap, low level WC., hand wash basin, radiator, window to rear.

OUTSIDE

There is one dedicated parking space for the property and visitor spaces. There is also a cycle shed and communal gardens.

AGENTS NOTES

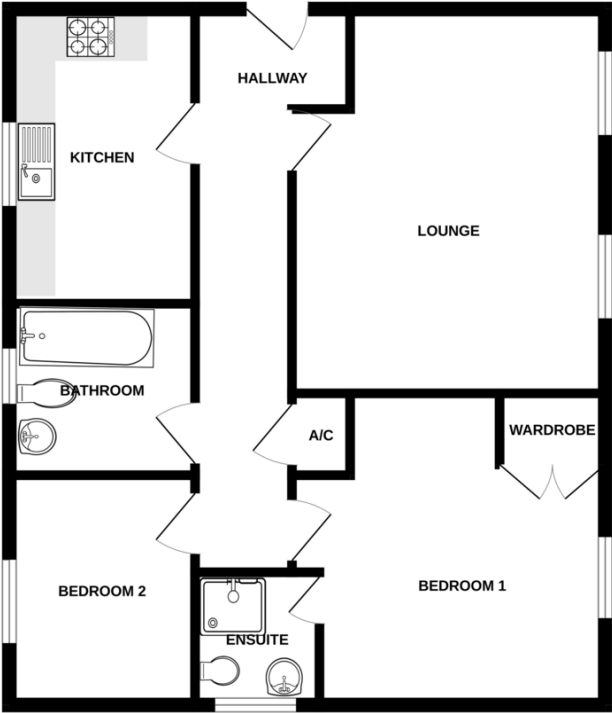
We have been advised by the vendor that the current ground rent and service charges are-

Ground rent £200 / annum.

Maintenance £147.53 / month.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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