



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Brendon Court**  
Tiptree, Colchester, CO5 0HD  
**Offers In Region Of £195,000**  
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.

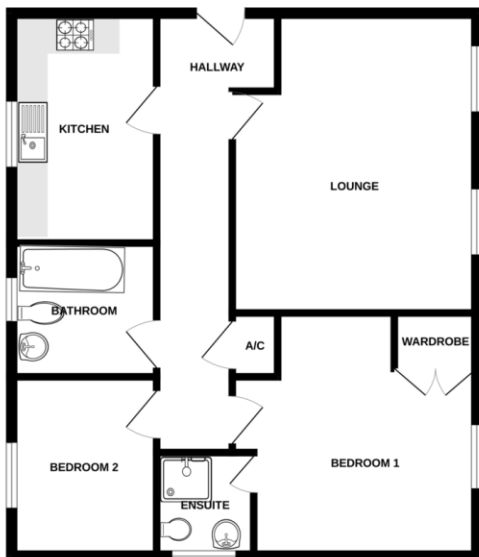
#### AGENTS NOTES

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



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		



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Discrepancies or omissions. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown herein have not been tested and no guarantee is made for their operation or efficiency and no guarantee is made for their condition.

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