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DAVID MARTIN  
GROUP

**Rosemary Court, Rectory Road**  
Tiptree, CO5 0SW

**£165,000**

EPC Rating 'TBC'

- Two Bedroom over 50's Apartment
- CHAIN FREE
- Central Village Location
- Shower Room





## Property Description

David Martin Estate Agents are delighted to present this well maintained two-bedroom second-floor retirement apartment, ideally situated in the sought-after village of Tiptree, just a short walk from local shops and amenities. The apartment is accessible via a lift or stairs and offers a well-designed layout, perfect for comfortable living. The property features an entrance hall leading to a spacious and light-filled lounge/dining room, enhanced by a bay window overlooking the communal gardens. The fully equipped kitchen boasts integrated appliances. There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. A modern shower room completes the accommodation. Rosemary Court is a peaceful and well-maintained community exclusively for residents aged 50 and over, offering beautifully kept communal gardens and a shared lounge area. The apartment is offered with no onward chain.



#### ENTRANCE HALL

Wall mounted storage heater, airing cupboard.

#### LOUNGE/DINER

17' 02" x 9' 05" (5.23m x 2.87m) Bay window overlooking communal gardens, wall mounted storage heater, entry phone.

#### KITCHEN

8' 02" x 5' 09" (2.49m x 1.75m) Window to rear, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring electric hob with extractor over, electric oven, integrated fridge/freezer and washing machine, tiled splash back, spotlights, under cabinet down lighters.

#### BEDROOM ONE

13' 01" x 7' 11" (3.99m x 2.41m) Window to rear, wall mounted electric heater, fitted wardrobes with sliding doors.

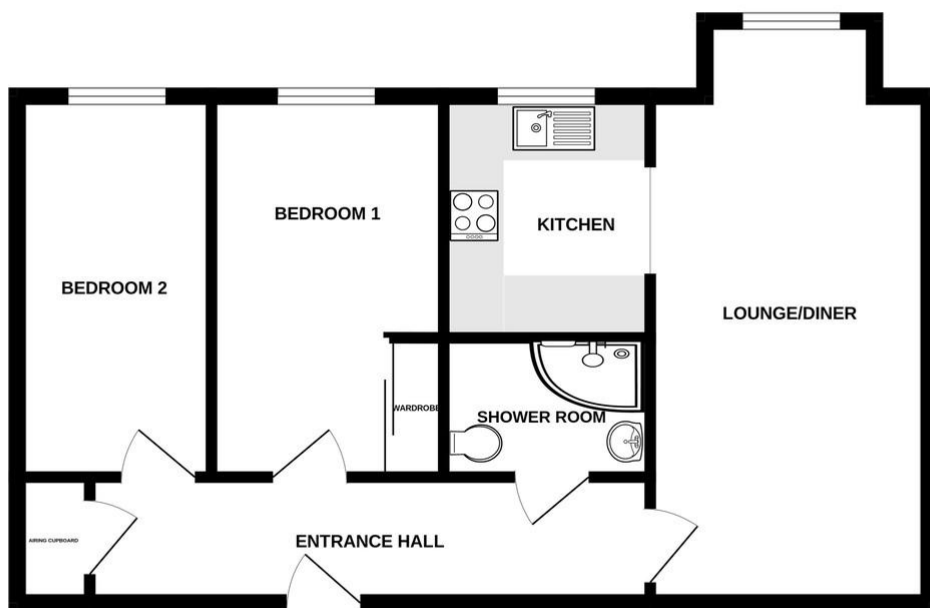
#### BEDROOM TWO

13' 01" x 6' 07" (3.99m x 2.01m) Window to rear, wall mounted electric heater.

#### SHOWER ROOM

Shower cubical, hand wash basin inset to vanity unit, low level W.C, heated towel rail, tiled floor, part tiled walls.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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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