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DAVID MARTIN  
GROUP

**The Anchorage, Station Road**  
Tiptree, CO5 0AZ

**Guide Price £190,000 - £200,000**  
EPC Rating 'C'

- Two Bedroom Ground Floor Apartment
- Close to Village Centre
- Chain Free Viewing Advised
- Ideal First Time Purchase





## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented two bedroom ground floor apartment situated within walking distance of Tiptree village centre with its range of shops, schools and local amenities. The accommodation comprises an entrance hall, open plan lounge/dining room, fitted kitchen, two bedrooms and a family bathroom. Externally the property benefits from an allocated parking space and well-maintained communal gardens. An ideal first time purchase or investment opportunity, viewing highly recommended.

### ENTRANCE HALL

Entrance to the property is made via a communal entrance door with entry phone system to communal entrance hall with solid entrance door to entrance hall, radiator, storage cupboard, laminate flooring, door to:



#### LOUNGE/DINER

19' x 11' 3" (5.79m x 3.43m) Being well lit by two windows to rear aspect, radiator, laminate floor, open plan to:

#### KITCHEN

9' x 9' (2.74m x 2.74m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, matching range of eye level wall mounted units, electric oven and hob inset to remain, plumbing for washing machine and dishwasher, splash tiling, tiled floor, gas fired boiler, window to front aspect.



#### BEDROOM ONE

9' 6" x 9' (2.9m x 2.74m) Window to front aspect, radiator.

#### BEDROOM TWO

9' 6" x 7' (2.9m x 2.13m) Window to side aspect, radiator

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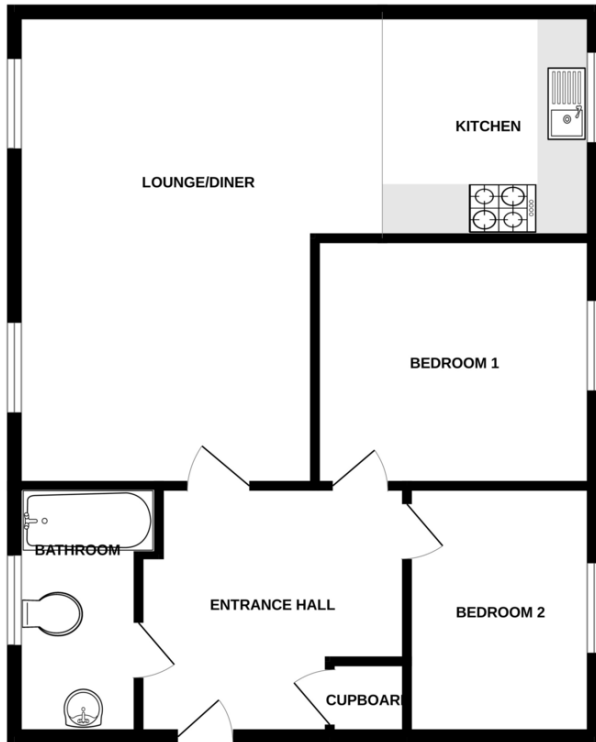
#### BATHROOM

Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath with shower over, splash tiling, window to side aspect, radiator.

#### OUTSIDE

The vendor has advised us that the property has a allocated parking space for one car and the use of communal gardens.

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgtiptree.co.uk  
%office\_emailAddress%  
01621 815815

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