

Flat 24, Rosemary Court Rectory Road, Tiptree

£725 pcm

Welcome to this beautifully presented one-bedroom flat for the over 50's, offering modern living in a bright and inviting setting. The property boasts a spacious open plan living area, seamlessly integrating a contemporary kitchen with sleek units, integrated appliances, and ample countertop space. Large windows throughout the flat flood each room with natural light, enhancing the sense of space and comfort. The well-proportioned bedroom features a built-in wardrobe and neutral decor, while the modern bathroom is fitted with a walk-in shower, stylish tiled walls, heated towel rail, and integrated storage for added convenience. Residents benefit from a well-maintained communal areas and landscaped gardens.

Entrance Hall

With good sized storage cupboard. Doors to:

Living Area

8' 9" x 19' 9" (2.67m x 6.03m)

A spacious room with bay window and door to:

Kitchen

8' 0" x 7' 6" (2.45m x 2.28m)

Comprising of a stainless steel sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with extractor hood over and single electric oven under. Integrated fridge/freezer and washing machine. Window.

Bedroom

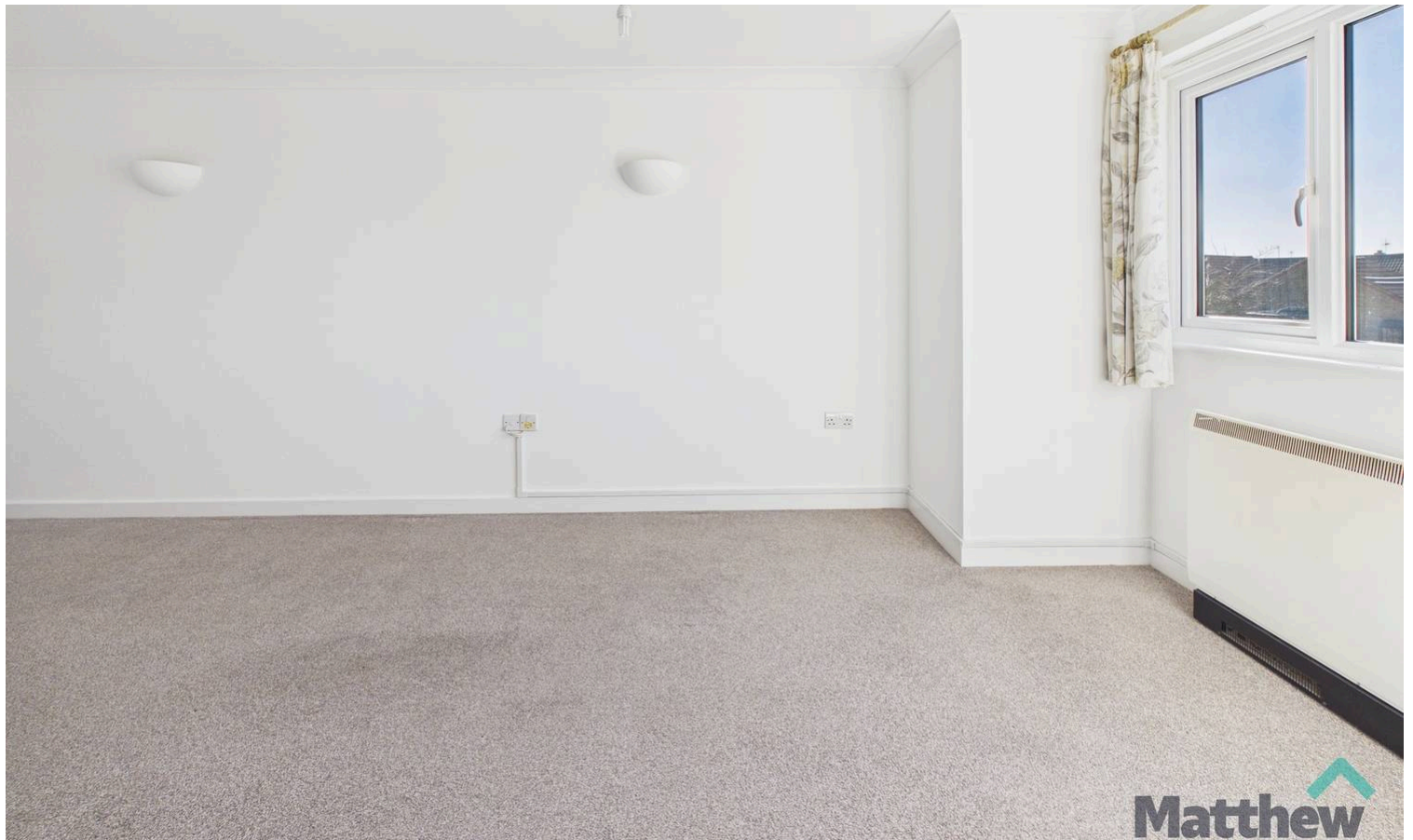
8' 5" x 17' 3" (2.56m x 5.26m)

A double bedroom with built in sliding door wardrobe.

Shower Room

8' 1" x 5' 9" (2.46m x 1.76m)

A white suite with enclosed shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail.

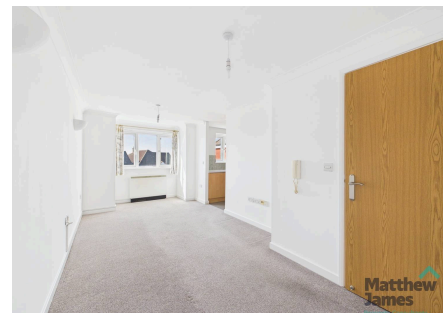


Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 6 Months *Deposit: £725.00 Council Tax Band: B Local Authority: Colchester Availability: NOW EPC Rating: * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details. MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

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"

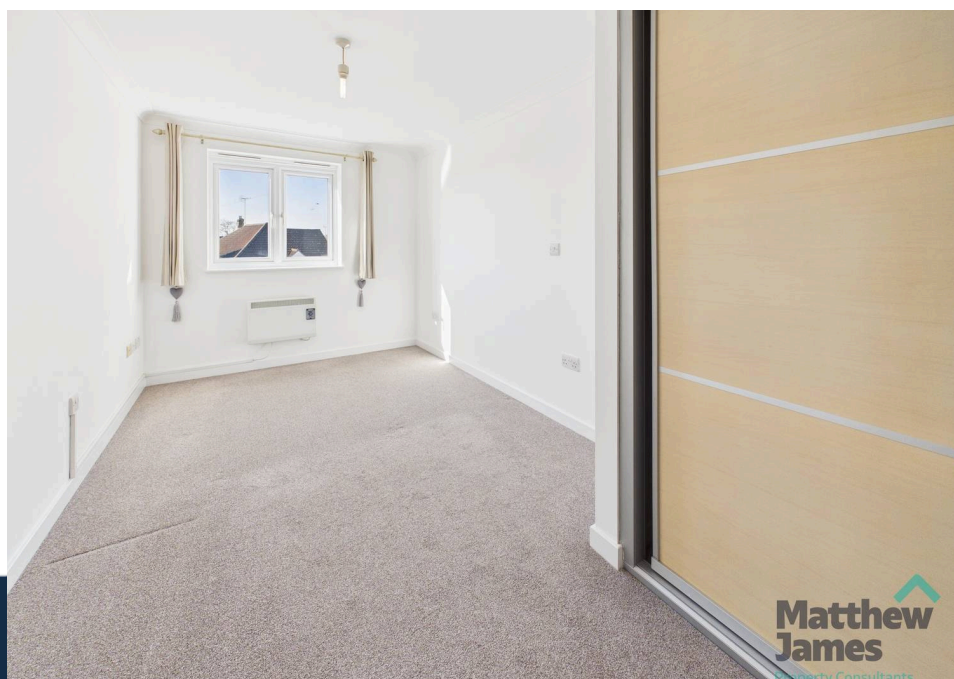


Council Tax band: B

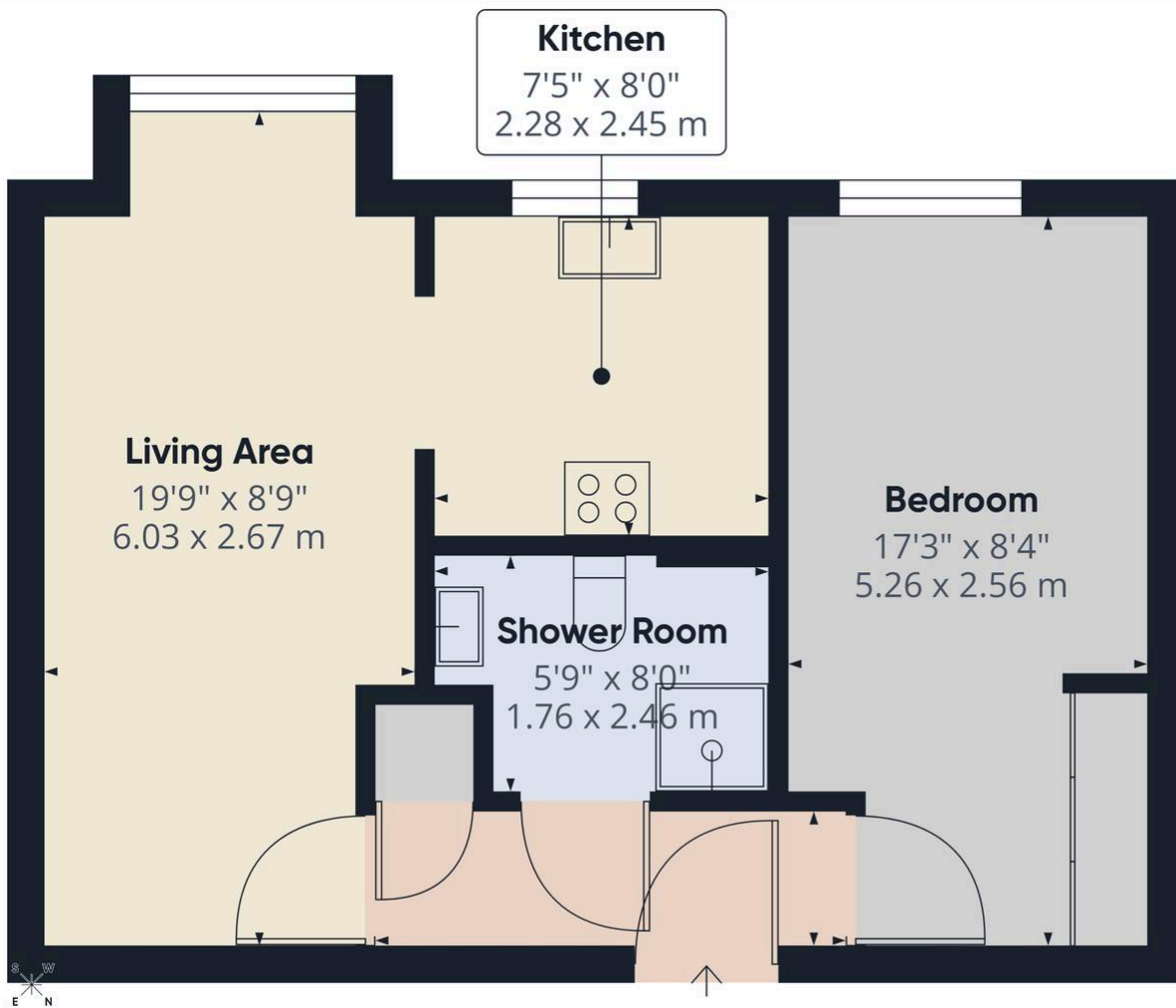
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



Matthew James
Property Consultants



Approximate total area⁽¹⁾
440 ft²
40.8 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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