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DAVID MARTIN
GROUP

Mynott Court, Church Road
Tiptree, COLCHESTER, CO5 0UP

£139,500
EPC Rating 'D'

- SECOND FLOOR STUDIO APARTMENT • SPACIOUS BATHROOM
- SEPARATE KITCHEN • BALCONY





Property Description

We are thrilled to bring to the market this second floor STUDIO APARTMENT, the property is situated in the CENTRE of Tiptree and is within WALKING DISTANCE to all of its shops and amenities.

The property benefits from a spacious entrance hall, separate kitchen with electric oven and space for washing machine and fridge/freezer, Good sized tiled bathroom, a living room/bedroom which measures a substantial 17'8 x 16,5 with a stunning arch and Velux window letting in lots of natural light.

The apartment also benefits from its own private balcony and private parking to the rear of the block. The property is being sold with NO ONWARD CHAIN, please call to book your viewing.



ENTRANCE HALL/LOBBY

13' 02" x 7' 00" (4.01m x 2.13m)

BATHROOM

9' 00" x 6' 08" (2.74m x 2.03m)

KITCHEN

11' 5" x 5' 11" (3.48m x 1.8m)

LIVING ROOM/BEDROOM

17' 8" x 16' 5" (5.38m x 5m)



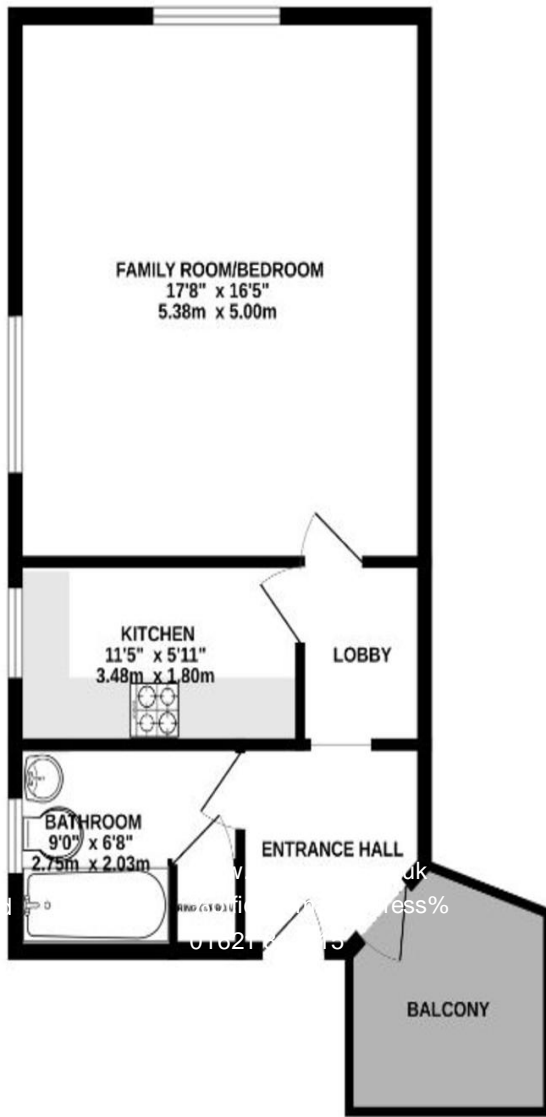
OUTSIDE

Private balcony which is accessible from the hallway/lobby, Private parking to the rear of the property which is accessed via the side of the building through a key fob.

AGENTS NOTES

We are advised by the vendor that the service charge is £54.49 per month and there is 989 years remaining on the lease.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church
Tiptree
Colchester
Essex

Disclaimer Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.