



Rectory Road
Tiptree, Colchester, CO5 0SW

£185,000
EPC Rating 'c'

- Ground Floor Apartment
- Two Bedrooms
- Stylishly Fitted Kitchen & Bathroom
- Chain Free Viewing Advised





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom ground floor retirement apartment centrally situated in the popular village of Tiptree with its shops and amenities. The property comprises of entrance hall, lounge, kitchen, two bedrooms and shower room, communal lounge and gardens. The property is being offered Chain Free, viewing is advised to appreciate the space and setting from which the property benefits.



ENTRANCE HALL

Entrance to the property is made via communal entrance hall with entry phone system to entrance door to front aspect to entrance hall, storage cupboard and airing cupboard, entry phone to front door, door to:

LOUNGE/DINER

17' x 16' (5.18m x 4.88m) Max Measurement Being well lit by windows to front and side aspect, electric storage heater, TV aerial point and telephone point, archway to:



KITCHEN

8' 2" x 5' 10" (2.49m x 1.78m) Being comprehensively fitted with a range of units comprising of single drainer sink unit with mixer taps inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. Integrated electric oven and hob with extractor fan over, fridge/freezer, washing machine, splashing tiling.

BEDROOM ONE

10' 10" x 8' 4" (3.3m x 2.54m) Window to side aspect, electric panel heater, fitted wardrobe.



BEDROOM TWO

8' 10" x 5' 10" (2.69m x 1.78m) Window to side aspect, electric panel heater.

SHOWER ROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin, double shower cubical, splash tiling, tiled floor, extractor fan.

OUTSIDE

We understand from the vendor the property has use of the communal lounge and gardens at the property and the property has parking bay to the side (space not allocated).

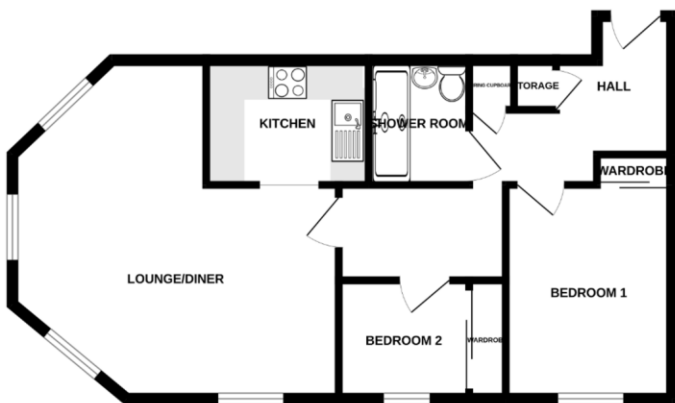


AGENTS NOTE

The property is leasehold and the vendor has advised us the original lease was 125 year with approx. 100 years remain with a service charge of approx. £1000 per six months.



The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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