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DAVID MARTIN
GROUP

Rectory Road
Tiptree, CO5 0SW

£145,000
EPC Rating 'B'

- One Bedroom Retirement Apartment
- Spacious & Bright Lounge/Diner
- Lift Access, Over 50's
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented and spacious one bedroom retirement apartment situated on the first floor within Rosemary court, located in the centre of the village of Tiptree within walking distance to shops and local amenities. The apartment has a large bright lounge/diner, well fitted kitchen, double bedroom with fitted wardrobes and a spacious bathroom with walk-in shower. Rosemary court offers a house manager, residents lounge, communal gardens, lifts and parking. The property is for over 50's and is being sold CHAIN FREE.



ENTRANCE HALL

Storage cupboard, airing cupboard, wall mounted storage heater.

LOUNGE/DINER

17' 10" x 10' 11" (5.44m x 3.33m) Bay window to rear and window to side, wall mounted electric heater and storage heater, phone entry.

KITCHEN

7' 11" x 6' 10" (2.41m x 2.08m) Fitted with a range of wall and base units incorporating a stainless steel sink with drainer and mixer tap, tiled splash back, integrated fridge/freezer, four ring electric hob and oven with extractor over, space for washing machine, kick board heater, spotlights, under cupboard down lights, vinyl flooring.

DOUBLE BEDROOM

13' 10" x 9' 02" (4.22m x 2.79m) Window to rear, fitted wardrobe, wall mounted electric heater.

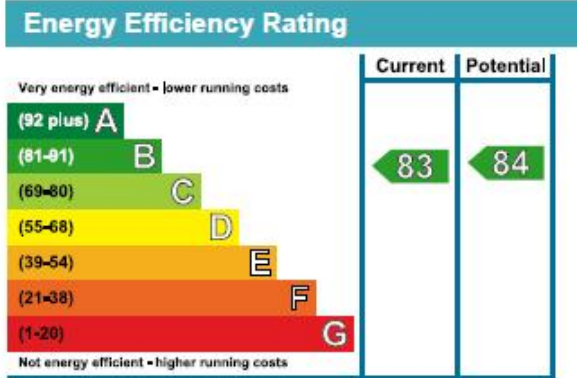
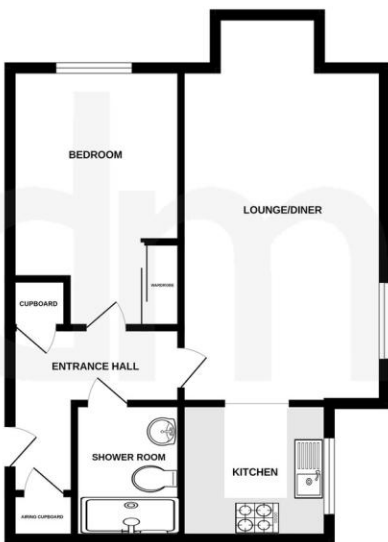
SHOWER ROOM

Double walk in shower, low level W.C, hand wash basin inset to vanity unit, fully tiled walls, tiled floor, heated towel rail, extractor fan.





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.



Whilst every attempt has been made to ensure the accuracy of the floorplan combined with measurements of doors, windows, cupboards and other details are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for guidance 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. Made with MyPlan 12/2011

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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