



**2 Bedroom Ground Floor  
Purpose Built (Flat) located in  
Tiptree.**

Find us on..



**JOHN ALEXANDER  
ESTATE AGENTS**

**Brendon Court  
Tiptree  
COLCHESTER  
Essex  
CO5 0HD**



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## FULL DESCRIPTION

### OVERVIEW

\*GUIDE PRICE £190,000 - £200,000\*

We are pleased to offer this well proportioned two bedroom ground floor flat OFFERED WITH NO ONWARD CHAIN, in the heart of Tiptree.

### LOUNGE / DINER

**14' 4" x 15' 7" (4.37m x 4.75m)**

Box-bay window to front aspect

### KITCHEN

**12' 4" x 8' 2" (3.76m x 2.49m)**

Window to rear aspect. Fitted wall and base units with integrated NEFF microwave, NEFF oven, NEFF induction hob, NEFF fridge / freezer and NEFF washer dryer

### STORE ROOM

**4' 8" x 2' 8" (1.42m x 0.81m)**

Shelved store room, also accommodating the boiler

### BEDROOM ONE

**11' 2" x 9' 9" (3.4m x 2.97m)**

Window to front aspect and three sets of double wardrobes

### SHOWER ROOM

**9' 4" x 5' 2" (2.84m x 1.57m)**

Walk in shower, wash basin and WC

### BEDROOM TWO

**9' 3" x 7' 10" (2.82m x 2.39m)**

Window to rear aspect

### ACCESS

The property has a front door leading to the communal hallway, but also benefits from an independant rear door leading to the block's rear garden

### AGENTS NOTE

Leasehold with 103 years remaining.

Property also benefits from an allocated parking space to the front of the block

**Guide Price  
£190,000 -  
£200,000**



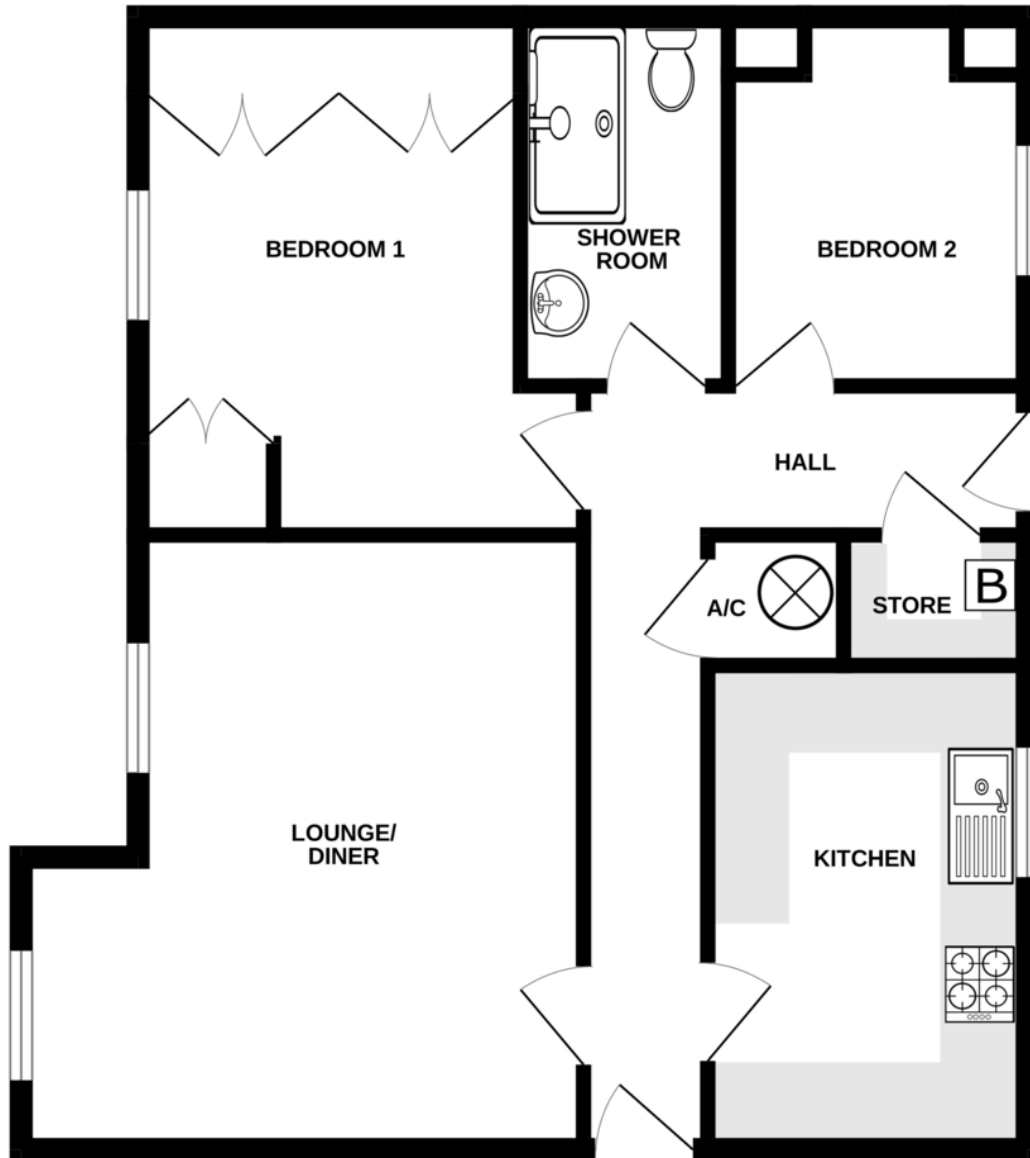




**Brendon Court, Tiptree CO5 0HD**



GROUND FLOOR



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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