



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

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

**OFFERS IN EXCESS OF £170,000**  
EPC Rating 'D'

- ONE BEDROOM APARTMENT
- FULLY REFURBISHED THROUGHOUT
- INTEGRATED APPLIANCES
- BALCONY





## Property Description

We are thrilled to bring to the market this FULLY REFURBISHED second floor ONE BEDROOM 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, a good sized double bedroom, with shower room and an open plan kitchen/living area. 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

Enter into a spacious hallway with lots of space for storage , Door leading out to:

#### BALCONY

Private and enclosed balcony with space for small table and chairs.

#### BEDROOM

11' x 8' 6" (3.35m x 2.59m) Good size double bedroom being lit by Velux window to side, electric heater, door leading to;

#### SHOWER ROOM

Newly fitted shower room comprising of a shower cubicle, wash hand basin with vanity unit, WC and heated towel rail, Velux window to side.

#### OPEN PLAN KITCHEN/LIVING AREA

17' 08" x 16' 05" (5.38m x 5m) A spacious open plan room with brand new kitchen which has a range of wall and base level units, one and a half stainless steel sink and drainer with mixer tap over, Lamona integrated appliances including oven and four ring induction hob with extractor fan, washing machine and fridge/freezer.

The living space benefits from a newly laid carpet along with a media wall with TV aerial and plug socket in place along with an electric feature fire. There are also two electric heaters in this room.



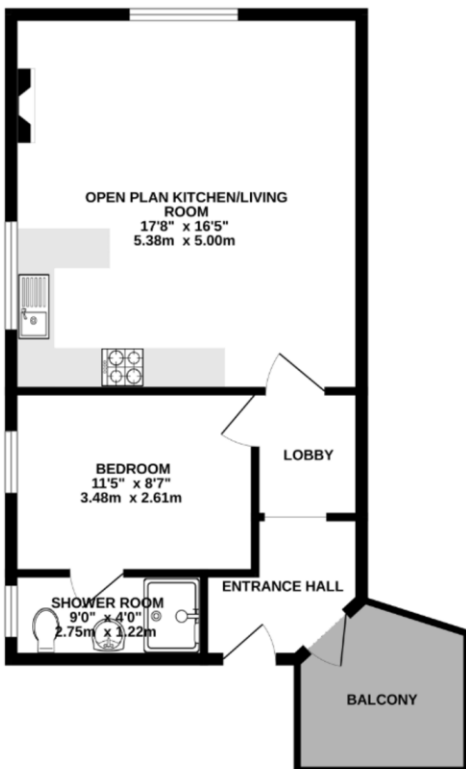
#### OUTSIDE

Private parking to the rear of the property which is accessed via the side of the building through a key fob.

#### AGENT NOTES

We are advised by the vendor that the service charge is approx £54 per month and there is 988 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		



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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 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.