



JOHN ALEXANDER  
ESTATE AGENTS



## 1 Bedroom Flat located in Tiptree.

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# Rosemary Court Rectory Road Tiptree Colchester CO5 0SW



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516  
sq ft

## Guide Price £140,000 to £150,000

NO ONWARD CHAIN  
SECOND FLOOR  
17'2 BEDROOM  
OVER 50s RETIREMENT FLAT  
CENTRAL VILLAGE LOCATION  
RESIDENT PARKING  
COMMUNAL FACILITIES  
LIFT  
ON SITE MANAGEMENT

## FULL DESCRIPTION

### OVERVIEW

\*GUIDE PRICE £140,000 - £150,000\*

We are pleased to offer this one bedroom, second floor, over 55s retirement flat WITH NO ONWARD CHAIN.

### ENTRANCE HALLWAY

Built in cupboards with doors leading off to:

### BEDROOM

17' 2" x 11' 1" (5.23m x 3.38m)

Dual aspect windows and built in wardrobes

### LIVING ROOM

13' 4" x 11' 0" (4.06m x 3.35m)

Window and opening to kitchen

### KITCHEN

7' 6" x 7' 4" (2.29m x 2.24m)

Fitted wall and base units, integrates fridge freezer, dish washer, washing machine, electric hob and oven

### SHOWER ROOM

7' 6" x 5' 6" (2.29m x 1.68m)

Walk in shower, wash basin and WC

### BLOCK FACILITIES

Rosemary Court is an over 50s only block benefitting from residents parking, communal gardens, a lift to all floors, on-site management and communal living and dining areas

### LOCATION

Situated in the heart of Tiptree, just off our main High Street and subsequently offering nearby access to primary and secondary schools with favourable ratings, Asda and Tesco supermarkets, doctors and other local amenities, so you have all your essentials close by. Tiptree is a sought-after village with plenty of countryside surrounding it. Kelvedon Train station (approx 2.5 miles) offers mainline services to London and Colchester. You have nearby access to the A12 and are only a short drive from Colchester, Maldon, Witham and Chelmsford.

### AGENTS NOTE

Service charge is £1478.36 every 6 months (includes £115 ground rent and water)

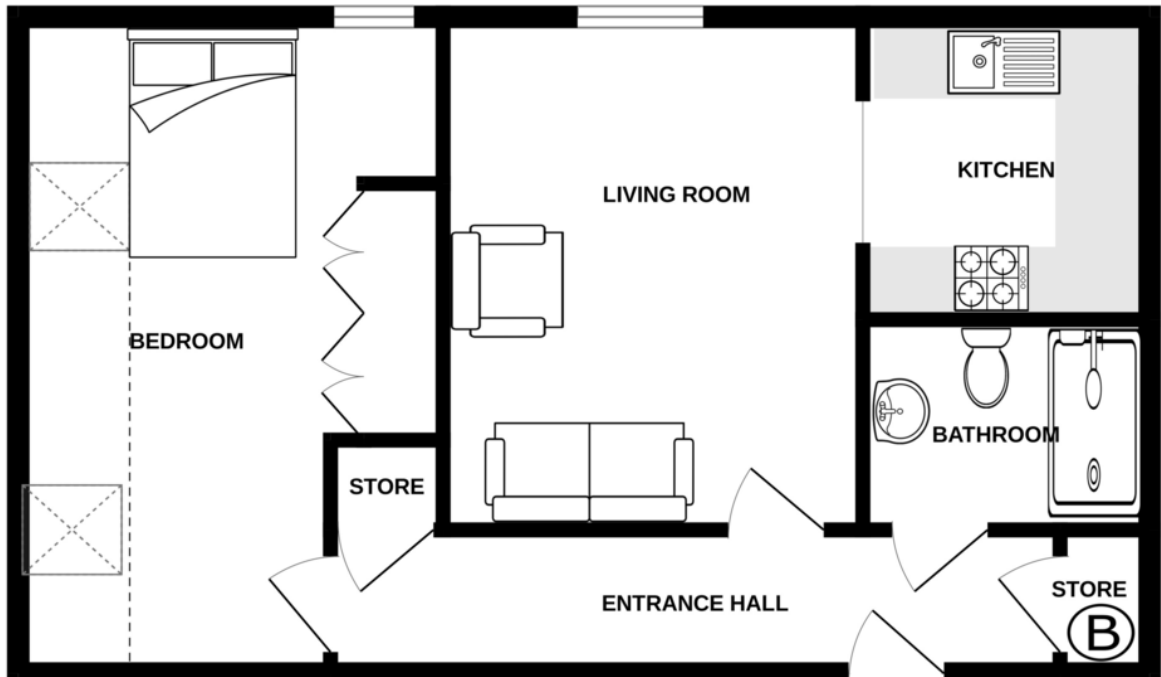
Lease End Date: 25/03/2131

Lease Term: 125 Years From 25 March 2006

Lease Term Remaining: 106 years



SECOND FLOOR

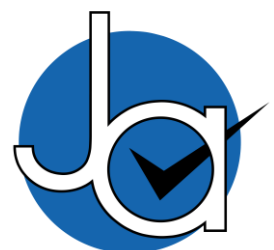


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