



**Rosemary Court**  
Rectory Road, Tiptree, CO5 0SW

**£134,995**  
EPC Rating 'B'

- Ground Floor Over 50's Retired Apartment
- One Bedroom
- Communal Gardens
- No Onward Chain





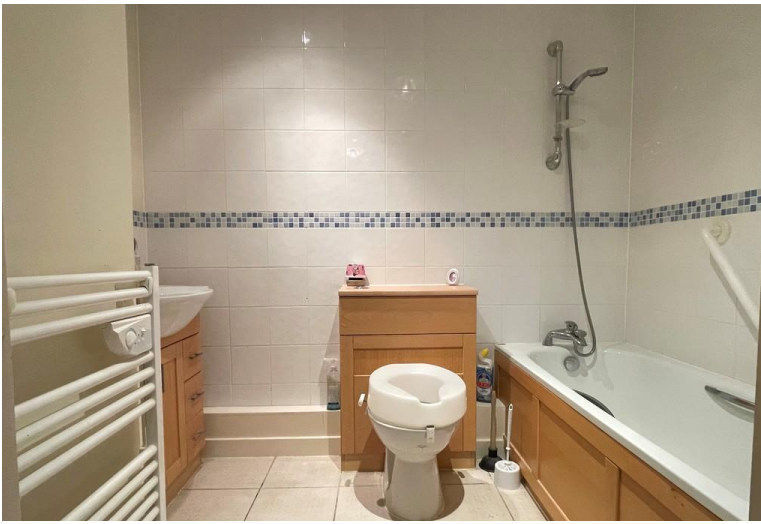


## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented one bedroom ground floor apartment for the over 50s, ideally located within walking distance of Tiptree village centre and its shops and local amenities. The accommodation comprises a fully fitted kitchen, lounge, double bedroom with fitted wardrobes and a bathroom. The property also benefits from a range of communal facilities including a communal lounge and well-maintained gardens. Offered for sale with NO ONWARD CHAIN, this is an excellent opportunity for convenient, low-maintenance living. Call now to arrange your viewing.







#### ENTRANCE HALL

Entry door, wall mounted storage heater, airing cupboard.

#### LOUNGE

19' 10" x 8' 08" (6.05m x 2.64m) Box bay window to side, wall mounted storage heater, entry phone, open to:

#### KITCHEN

8' 00" x 7' 05" (2.44m x 2.26m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring electric hob with extractor over, oven, integrated fridge/freezer, dishwasher and washing machine, kick board heater, spotlights, under cabinet lighting, window to side.

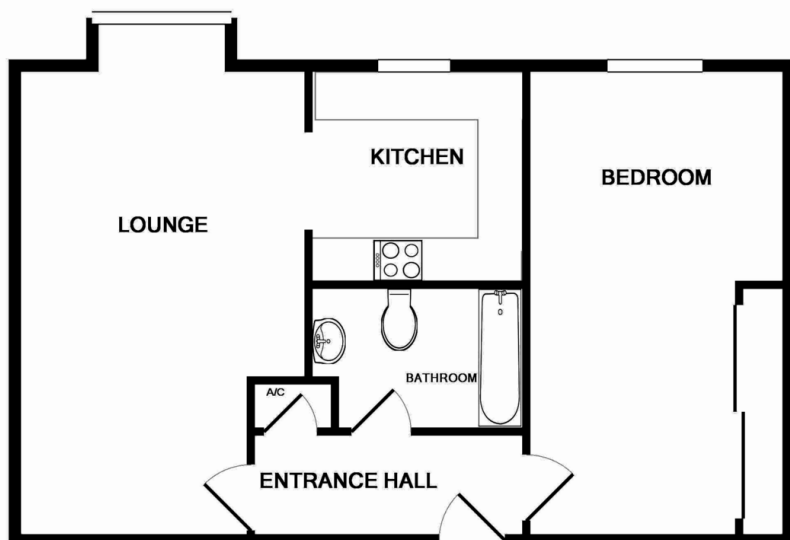
#### BEDROOM

17' 03" x 8' 04" (5.26m x 2.54m) Window to side, wall mounted electric heater, fitted wardrobes with sliding doors.

#### BATHROOM

Panel enclosed bath with shower attachment, low level W.C, hand wash basin inset to vanity unit, heated towel rail, tiled floor, part tiled walls, extractor fan, spotlights.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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