







2 bedroom Apartment located in Tiptree.

Guide Price
£190,000 - £200,000

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JOHN ALEXANDER
ESTATE AGENTS

Mynott Court
Church Road
Tiptree
Colchester
CO5 0UP

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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £190,000 TO £200,000

Situated within the sought-after village of Tiptree, this well-presented first floor apartment offers spacious and practical accommodation throughout, benefiting from two double bedrooms, a private balcony, allocated parking, visitor parking and 24-hour CCTV. The property features a bright living room, a fitted kitchen with integrated appliances and a generous shower room, making it an ideal first-time purchase, investment property or low-maintenance home

THE PROPERTY

Upon entering 1 Mynott Court, Church Road, you are welcomed by a private Entrance Hall (6'2" x 3'2"), which leads through to the main accommodation.

The central Hallway (13'1" x 7'0") provides access to all principal rooms and benefits from a telephone point and heating thermostat control.

The Kitchen (9'9" x 11'5") is fitted with a range of storage units and work surfaces and features integrated appliances including a dishwasher, washer/dryer, fridge/freezer, electric hob, oven and extractor hood. The layout provides ample space for food preparation and everyday living.

The spacious Living Room (16'5" x 13'11") is a bright and welcoming reception room with plenty of room for both living and dining furniture, creating an excellent space for relaxing or entertaining guests.

Located off the entrance area is a private balcony, providing an attractive outdoor space for seating and enjoying the fresh air.

The apartment offers two well-proportioned double bedrooms. Bedroom One (14'4" x 10'1") is a generous principal bedroom benefitting from fitted wardrobes, whilst Bedroom Two (8'5" x 10'8") is another comfortable double room. Please note there is restricted head height to part of this room.

The Shower Room (6'7" x 9'0") is fitted with a low-level WC, hand wash basin, corner shower cubicle with power shower and a heated towel rail.

Externally, residents benefit from allocated parking, additional visitor parking and the reassurance of 24-hour CCTV security throughout the development.

AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











FLOORPLAN



CONTACT

1 Church Road
Tiptree
Colchester
Essex
CO5 0LG

E **info@john-alexander.co.uk**

T **01621 814334**

www.john-alexander.co.uk

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JOHN ALEXANDER
ESTATE AGENTS