



Guide Price £150,000 - £160,000

Leasehold | 2 Bed | 1 Bath | | First Floor | Council Tax Band C | EPC B | Ref WIS260118

Rectory Road Tiptree CO5 0SW

Modern 1st floor retirement apartment in the heart of Colchester village. This 2-bedroom home offers a secure and spacious living environment. Enjoy the convenience of resident parking and nearby amenities. Ideal for over 50's seeking a contemporary home in a vibrant community.

- TWO BEDROOMS
- OVER 50'S RETIREMENT APPARTMENT
- CLOSE TO LOCAL AMMENITIES
- LOUNGE/DINER
- KITCHEN
- SHOWERROOM
- PARKING



Scan the QR code for full details and key information on this property.





Beresfords - Witham Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£2,854.86

£1,427.43 every 6 months

Lease Length: 125 Years From 25/3/2006

Start Date: 26/9/2006

End Date: 25/3/2131

Years Remaining: 104 Years

Ground Rent (per annum):

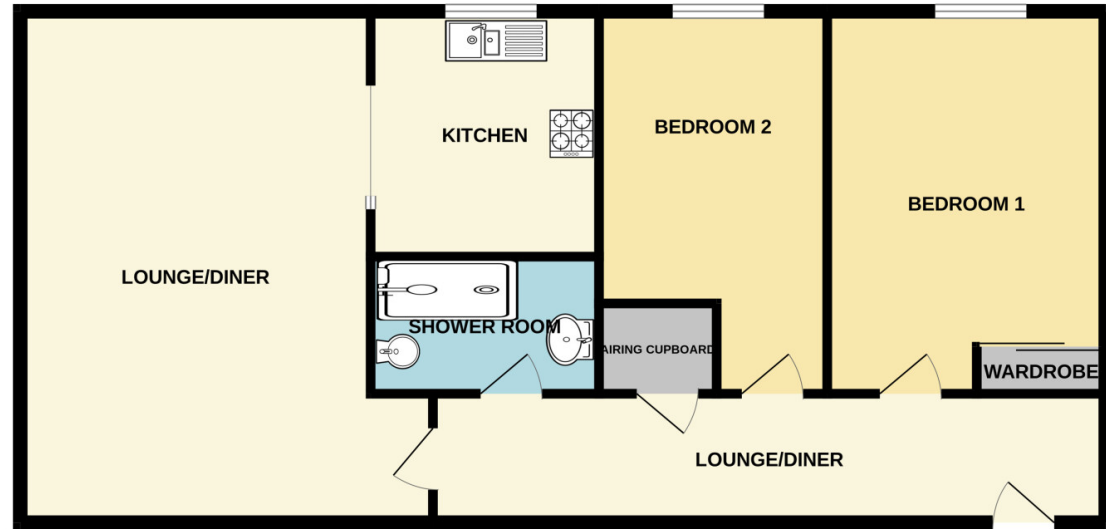
£268.00

£134.00 Every 6 Months

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Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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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