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MARINE PARADE, DOVERCOURT

FOR SALE IS THIS GROUND FLOOR 2 BEDROOM APARTMENT IN A POPULAR SEA FRONT DEVELOPMENT WITH PRIVATE VERANDA, SEA VIEWS & NO CHAIN



PRICE £232,500 LEASEHOLD

- * 2 BEDROOM GROUND FLOOR APARTMENT ***
- * LOUNGE * KITCHEN * BATHROOM * GAS C/H ***
- * DOUBLE GLAZING * EN-SUITE SHOWER ROOM ***
- * ENCLOSED PRIVATE PATIO * SEA VIEWS ***
- * SECURE CAR PARKING * NO ONWARD CHAIN ***

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The Mariners, Marine Parade, Dovercourt, Harwich CO12 3RL...

Communal entrance door with security entry phone system to: -

Communal Hall	With lift or stairs to upper floors & private entrance door to: -
Private Entrance Hall	Entry phone, dado rail, radiator, coved ceiling, built in storage cupboard housing gas boiler, RCD & shelving, doors to all rooms except kitchen & en-suite.
Lounge	15' x 14' . 2 radiators, dado rail, open to dining area, open doorway to kitchen, UPVC double glazed French doors to veranda with extensive sea views.
Kitchen	11'4 x 6'8 . Fitted with a range of units comprising eye level cupboards & shelving with work surfaces, drawers & cupboards below, stainless steel single drainer sink unit with mixer tap, tiled splash backs, built-in double oven, hob & hood, integrated fridge & freezer, dado rail, plumbing for washing machine.
Bedroom 1	13'2 x 10'2 . UPVC double glazed window to rear, radiator, coved ceiling, door to: -
En-Suite	Fully tiled white suite comprising shower cubicle, vanity wash hand basin with mixer tap & cupboard under, close-coupled WC, radiator, extractor fan.
Bedroom 2	15' (12' min) x 8'4 . UPVC double glazed window to rear, radiator.
Bathroom	9'6 x 5'9 . Fully tiled white suite comprising of panel bath with mixer tap, concealed WC, vanity wash hand basin with mixer tap & cupboard under, radiator, extractor fan.
Outside	To the front is a private walled & paved patio solely for the use of this flat which boast extensive sea views to the front. To the rear is a gated residents car park & communal garden.
Lease Details	The 125-year lease commenced on 1 st January 2001. The annual service charge for 2021 is £1,392. There is also ground rent payable on 1 st July each year which is at present £295. Please note the service charge may vary year on year and the ground rent may increase at certain years within the lease.
Council Tax	Band C: £1,637.99 pa (April 2021 – March 2022).



Energy Performance Certificate HM Government

Flat 2 The Mariners, Marine Parade, HARWICH, CO12 3RL

Dwelling type:	Ground-floor flat	Reference number:	2848-9092-7205-0287-7920
Date of assessment:	24 May 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	24 May 2013	Total floor area:	66 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

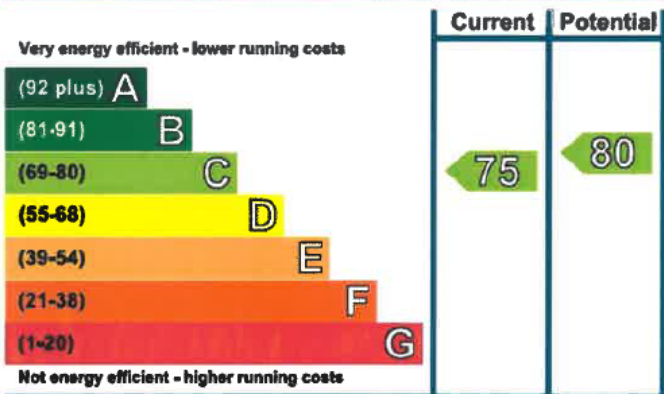
Estimated energy costs of dwelling for 3 years:	£ 1,410
Over 3 years you could save	£ 273

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 129 over 3 years	
Heating	£ 906 over 3 years	£ 765 over 3 years	
Hot Water	£ 285 over 3 years	£ 243 over 3 years	
Totals	£ 1,410	£ 1,137	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.