

COMPASS

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Block Management



ELIZABETH ROAD, DOVERCOURT



PRICE £100,000 LEASEHOLD

**1 BEDROOM GROUND FLOOR FLAT
LOUNGE/KITCHEN, BATHROOM
GAS C/H, UPVC DOUBLE GLAZING
NEW CARPETS, RE-DECORATED
OFF STREET PARKING, NO ONWARD CHAIN**

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Communal UPVC entrance door to: -

Communal Hall UPVC double glazed windows to front & rear, private entrance door to: -

Lounge/Kitchen **15'10 x 12'10.**
Lounge Area: UPVC double glazed window to front, radiator, new carpet, door to inner hall, open to: -
Kitchen Area: Fitted eye level cupboard with work surfaces, drawers & cupboards under, built-in oven & hob, stainless steel 1½ bowl single drainer sink unit with mixer taps & cupboard under, tiled splash backs, plumbing for washing machine, gas boiler, door to: -

Inner Hall Under stairs cupboard, new carpet, doors to all rooms.

Bedroom **11'9 x 10'10.** UPVC double glazed window to rear, new carpet, radiator.

Bathroom With panelled bath, pedestal hand wash basin, close-coupled WC, radiator, opaque UPVC double glazed window to rear.

Outside Car park at the side of the flats providing 1 off road parking space. Bin area. Communal gardens at the front & rear of the block.

Council Tax Band A: £1,279.61 pa (April 2022 - March 2023).

Lease Details We understand from the vendor that there is approx. 978 years remaining on the lease, there is ground rent payable of £100 per annum and service charge which is currently £1000 per annum, payable 6 monthly in advance.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 c | 75 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

