

# COMPASS

Lettings & Sales  
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Buy-To-Let Agents  
Block Management



## ELIZABETH ROAD, DOVERCOURT



**PRICE £100,000 LEASEHOLD**

**1 BEDROOM FIRST FLOOR FLAT  
LOUNGE/KITCHEN, SHOWER ROOM  
GAS C/H, OFF STREET PARKING  
INVESTMENT OPPORTUNITY  
NO ONWARD CHAIN**

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## Elizabeth Court, Elizabeth Road, Dovercourt, Harwich CO12 4EJ...

### Communal entrance door to: -

**Communal Hall** With door to communal rear garden & stairs to first floor with private entrance door to: -

**Entrance Hall** Entry phone, doors to bedroom, shower room &: -

**Lounge/Kitchen** **14'9 x 16 (10'2 min).**  
**Lounge Area: 14'9 (10'2 min) x 11'.** UPVC double glazed window to front, radiator, open to: -  
**Kitchen Area: 9'5 x 5'6.** Fitted eye level cupboards with work surfaces, drawers & cupboards under, oven & hob, stainless steel 1½ bowl single drainer sink unit with mixer taps & cupboard under, tiled splash backs, plumbing for washing machine, gas boiler, extractor fan, 2 UPVC double glazed windows to side.

**Bedroom** **15' x 9'.** 2 UPVC double glazed windows to rear, radiator, loft hatch.

**Shower Room** Tiled shower cubicle, pedestal hand wash basin, close-coupled WC, radiator, shaver point, extractor fan.

**Outside** Car park at the side of the flats providing 1 allocated off road parking space and visitors parking. Bin area. Communal gardens to the rear.

**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.

**Investment Note** **We also understand that this property is currently let on an AST with a monthly rent of £550 pcm.**

**Note** All internal photos were taken prior to latest tenancy in 2020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



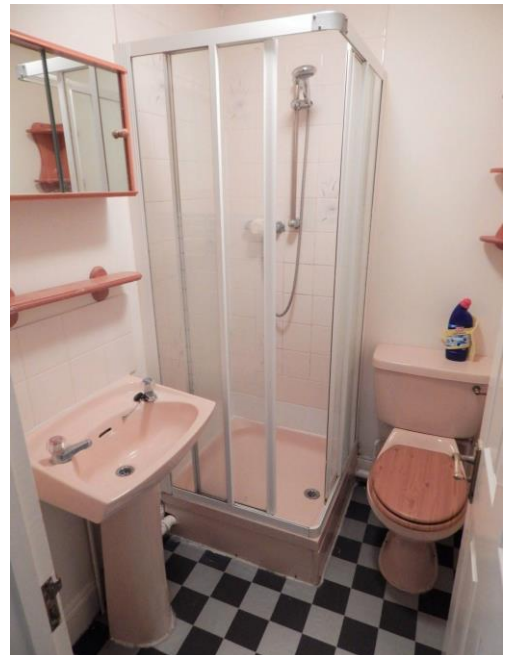
**LOUNGE**



**KITCHEN**



**BEDROOM**



**SHOWER ROOM**

**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.*