

# COMPASS

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## LOWER MARINE PARADE, DOVERCOURT



**FOR RENT @ £850 pcm - DEPOSIT £975**

**TOP (SECOND) FLOOR SEA FRONT FLAT  
LOUNGE/KITCHEN/BREAKFAST ROOM  
2 BEDROOMS, BATHROOM, EN-SUITE  
DOUBLE GLAZING, GAS C/H  
GATED PARKING, BALCONY, SEA VIEWS  
UNFURNISHED, AVAILABLE NOW**

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## **Phoenix Pavilions, Lower Marine Parade, Dovercourt, Harwich CO12 3SS...**

### **Communal Entrance door to: -**

**Communal Hall** With stairs to second floor & private entrance door to: -

**Entrance Hall** Entry phone, radiator, built-in storage cupboard, telephone point, doors to all rooms.

### **Feature Open Plan Lounge/Kitchen/Dining/Breakfast Room: -**

**Lounge** **16'9 x 11'3.** Laminate floor, radiator, TV point, large double glazed patio doors with double glazed side panels leading to the balcony with extensive sea views.

**Kitchen/Dining/Breakfast Room** **15'3 x 8'.** Fitted with a range of white units comprising eye level cupboards with work surfaces, drawers & cupboards below, 1½ bowl single drainer stainless steel sink unit, tiled splash backs, built-in electric oven, gas hob & stainless-steel extractor hood, integrated fridge/freezer, dishwasher & washing machine, island unit with drawers & breakfast bar under, tiled floor, cupboard housing gas boiler, double glazed feature porthole window with sea views.

**Bedroom 1** **13'2 x 11'3.** Double glazed window to front with sea views, radiator, built-in mirror fronted wardrobes, door to: -

**En-Suite** White suite comprising of pedestal wash hand basin, close-coupled WC, tiled shower cubicle, tiled to 2½ walls, shaver point, chrome heated towel radiator, extractor fan, sunken lighting, tiled floor, opaque double glazed window to side.

**Bedroom 2** **11'3 x 11'2.** Double glazed window to front, radiator.

**Bathroom** White suite comprising of close-coupled WC, pedestal wash hand basin, panel bath with shower attachment, tiled to 2½ walls, shaver point, chrome heated towel radiator, extractor fan, sunken lighting, tiled floor.

**Council Tax** Band C: £1,706.15 pa (April 2022 – March 2023).

