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CENTRAL HOUSE, HIGH STREET, DOVERCOURT

FOR SALE IS THIS PURPOSE BUILT 2 BEDROOM DUPLEX MAISONETTE SITUATED IN THE TOWN CENTRE CLOSE TO SHOPS, BEACH & TRAIN STATION



REDUCED TO £124,500 LEASEHOLD

* 2 BEDROOM DUPLEX MAISONETTE *

* LOUNGE/DINER * MODERN KITCHEN *

* MODERN BATHROOM * DOUBLE GLAZING *

* ELECTRIC HEATING * RESIDENTS PARKING *

* TOWN CENTRE LOCATION * NO ONWARD CHAIN *

* FAR REACHING & SEA VIEWS *

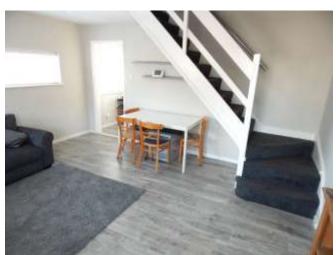
28 Kingsway Dovercourt Harwich Essex CO12 3AB

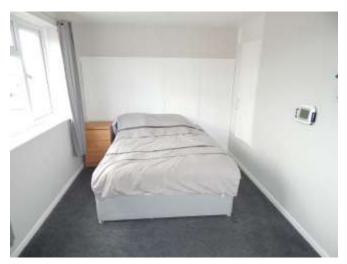
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Central House, High Street, Dovercourt, Harwich CO12 3PT...

Communal stairway to 2nd floor with private UPVC entrance door to: -

Entrance Hall UPVC double glazed window to side, laminate floor, doors

to lounge/diner & kitchen.

Lounge/Diner 15' x 13'5. UPVC double glazed windows to front & side with fitted blinds, electric heater, laminate floor, stairs to

top floor.

Modern Kitchen 11' x 9'. Fitted white units comprising eye level cupboards

with work surfaces, drawers & cupboards under, single drainer sink unit with mixer taps, return splashbacks, built in electric oven, ceramic hob & concealed cooker hood, plumbing for washing machine, tiled floor, cupboard housing electric consumer unit & meter, UPVC double

glazed window to rear with fitted blind.

Landing Airing cupboard housing hot water cylinder & cold-water

tank, further storage cupboard, doors to all rooms.

Bedroom 1 15' x 9'. UPVC double glazed window to rear with sea

views, further UPVC double glazed window to side, electric

heater, built in wardrobe.

Bedroom 2 10'2 x 8'. UPVC double glazed window to front with far

reaching views, electric heater, built in wardrobe.

Bathroom $6'5 \times 6'4$. White suite comprising panelled bath with

separate shower above & glazed screen, vanity hand wash basin with mixer taps, pop-up waste & cupboard below, close-couple WC, fully tiled to 3 walls, heated towel radiator, tiled floor, UPVC double glazed opaque window to

front.

Outside The block benefits from a gated residents car park.

Lease Details We understand from the vendor that the lease has approx.

140 years remaining, the service charge is at present £141.44 per quarter and there is ground rent of £150 per

annum payable.

Council Tax Band A: £1,329.65 pa (April 2023 - March 2024).





Score	Energy rating	Current	Potential
92+	A		
81-91	В		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		