

COMPASS

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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 ****

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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 x 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	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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.