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LOWER MARINE PARADE, DOVERCOURT

*FOR SALE IS THIS MODERN 3 BEDROOM PENTHOUSE APARTMENT SITUATED
IN A SEA FRONT DEVELOPMENT WITH EXTENSIVE SEA VIEWS & NO ONWARD CHAIN*



PRICE £350,000 LEASEHOLD

- * 3 BEDROOM PENTHOUSE APARTMENT ***
- * 2 LARGE BALCONIES WITH EXTENSIVE SEA VIEWS ***
- * FEATURE 34' LOUNGE/KITCHEN/DINING ROOM ***
- * BATHROOM * EN-SUITE SHOWER ROOM ***
- * GAS C/H * DOUBLE GLAZING ***
- * SECURE CAR PARKING * NO ONWARD CHAIN ***

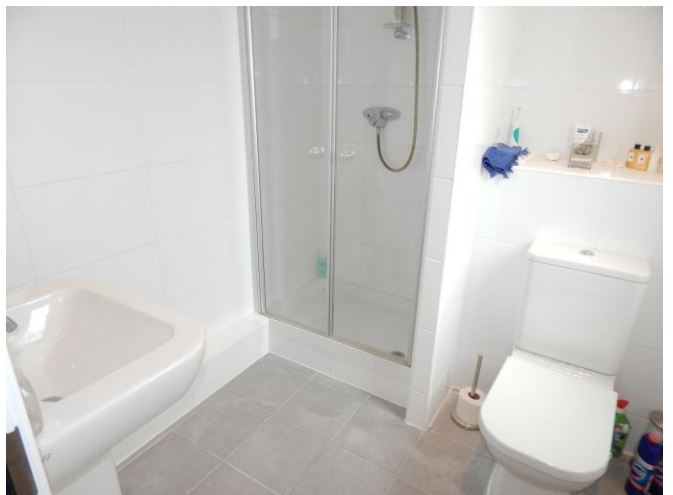
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Communal Entrance door with security entry phone system to: -

Communal Hall	With stairs to first floor & private entrance door to: -
Private Entrance Lobby	Built in storage cupboard, stairs to half landing with double glazed window to front & further stairs to: -
Hallway	Double glazed skylight, entry phone, radiator, central heating control, built in storage cupboard, doors to all rooms except en-suite.
Master Suite Bedroom	13'5 x 10'7 (9'4 min). Double glazed window to front with fitted blinds & sea views, radiator, double glazed French doors with fitted blinds to front balcony, door to en-suite, open to: -
Dressing Room	With 2 built in mirror fronted triple wardrobes.
En-Suite	7' x 6'6. White suite comprising shower cubicle, pedestal wash hand basin with mixer tap & pop-up waste, close-coupled WC, tiled to 2½ walls, shaver point, tiled vanity shelf, wall mirror, chrome heated towel radiator, extractor fan, inset lighting, tiled floor, opaque double glazed window to front.
Bedroom 2	10'5 x 10'. Double glazed French doors to rear patio with fitted blinds, radiator.
Bedroom 3	10'6 max x 6'6. Double glazed window to front with fitted blinds & sea views, radiator, over stair shelf.
Bathroom	8'2 (6'9 min) x 7' max. Mostly tiled white suite comprising of panel bath with shower mixer taps & pop-up waste, close-coupled WC, pedestal wash hand basin with mixer tap & pop-up waste, shaver point, wall mirror, tiled vanity shelf, shaver point, chrome heated towel rail, extractor fan, inset lighting, tiled floor, opaque double glazed window to rear.
Feature Open Plan Lounge/Kitchen/Dining Room/Breakfast Area Lounge/Dining Area	34'6 x 16' (11' min). 23'8 x 16' (11' min). Dual double glazed porthole windows to rear with sea views, laminate floor, radiator, open to kitchen/breakfast area, large double glazed French doors with fitted blinds & sea views to: -
Front Balcony	29' x 7'. Mostly paved with outside lighting & extensive sea views.
Kitchen/Breakfast Area	11' x 10'6. Extensively 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 with mixer tap, tiled splash backs, built-in electric oven, gas hob & stainless steel chimney style extractor hood, integrated fridge/freezer, washing machine & dish washer, cupboard housing gas boiler, island unit with matching work surface, drawers below & breakfast bar, tiled floor, inset lighting, radiator, double glazed window to side with fitted blind, glazed door with fitted blind to: -
Rear Balcony	29' x 7'. Mostly paved with extensive sea views.
Outside	The gated development is reached by electronic vehicle & pedestrian gates. The car park has 1 allocated parking space for the flat & various visitors parking spaces.
Note	The lease term is 125 years from 2006. The annual service charge payable for 2023 is £1,417.40 which includes the building insurance. There is no ground rent collected.
Council Tax	Band D: £1,994.48 pa (April 2023 – March 2024).





EPC to follow...

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 enquiry through their own legal representative.