

# COMPASS

Lettings & Sales  
New Homes  
Property Management  
Buy To Let Agents  
Mortgage Advice  
Block Management



## CROWN LANE, DOVERCOURT

FOR SALE IS THIS 2 BEDROOM DUPLEX MAISONETTE CLOSE TO THE TOWN CENTRE & TRAIN STATION WITH GAS C/H, DOUBLE GLAZING, PARKING & NO ONWARD CHAIN



**PRICE £110,000 LEASEHOLD**

**2 BEDROOM DUPLEX MAISONETTE \* LOUNGE  
MODERN KITCHEN/DINER & BATHROOM  
NEAR TOWN CENTRE & TRAIN STATION  
UPVC DOUBLE GLAZING \* ELECTRIC HEATING  
OFF STREET PARKING \* NO ONWARD CHAIN**

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)



## **Crown Lane, Dovercourt, Harwich CO12 3AW...**

### **Wooden entrance door to: -**

**Entrance Lobby** Part glazed door to: -

**Hall** Laminate floor, night storage heater, mains smoke detector, stairs to first floor, doors to all rooms, under stairs study/storage area with carpet.

**Bedroom 1** **11'10 x 11'6.** UPVC double glazed window to front, night storage heater.

**Bathroom** White suite comprising panelled bath with chrome shower mixer taps, pedestal hand wash basin with chrome mixer tap & pop-up waste, close-coupled WC, wall mirror, part tiled & shower boarded walls, fan heater, extractor fan.

**Bedroom 2** **11'5 (10'10 min) x 8'2 (9' max).** UPVC double glazed window to rear, night storage heater, built in wardrobe housing electric consumer units.

**Landing** Airing cupboard housing hot water cylinder & shelf, mains smoke detector, doors to both rooms.

**Kitchen/  
Dining Room** **15' (14' min) x 11'8.** Fitted eye level cupboards with work surfaces, drawers & cupboards under, built in electric oven, ceramic hob, stainless steel chimney style cooker hood, stainless steel single drainer sink unit with mixer taps, tiled splash backs, plumbing for washing machine, night storage heater, UPVC double glazed window to front.

**Lounge** **11'5 (10'2 min) x 11'2.** UPVC double glazed window to rear, night storage heater.

**Outside** Concreted to provide off street parking. Please note that half of the outside front area belongs to the property above (more information available on request).

**Council Tax** Band A: £1,392.05 pa (April 2024 - March 2025).

**Lease Information** 999-year lease which commenced on 1<sup>st</sup> January 1988. We understand from the vendor that no service charges or ground rent are being demanded.

## EPC (15/6/2017)...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   D	
39-54	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.*