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OAKLEY ROAD, DOVERCOURT

*FOR SALE IS THIS VERY WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT
SITUATED IN UPPER DOVERCOURT WITH A GARAGE & NO ONWARD CHAIN*



PRICE £170,000 LEASEHOLD

- * 2 BEDROOM FIRST FLOOR FLAT * LOUNGE *
- * MODERN KITCHEN/BREAKFAST ROOM *
- * MODERN BATHROOM * UPVC DOUBLE GLAZING *
- * ELECTRIC HEATING * GARAGE & PARKING *
- * NO ONWARD CHAIN * VERY LOW LEASE COSTS *

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Communal Entrance door to: -

Communal Hall Communal door to rear gardens & garage/parking area, stairs to first floor with private entrance door to: -

Entrance Hall Electric heater, loft hatch, doors to all rooms, large airing cupboard housing hot water cylinder & shelving.

Bedroom 1 **12' x 11'7**. UPVC Double glazed window to front, electric heater.

Bedroom 2 **9'5 x 7'3 (5' min)**. UPVC double glazed window to rear, electric heater.

Bathroom Fully tiled white suite comprising of close-coupled WC, pedestal wash hand basin with chrome mixer tap & pop-up waste, panel bath with separate shower above, shaver point, fan heater, chrome heated towel radiator, UPVC double glazed opaque window to rear.

Lounge **15' (16'7 max) x 11'8 max**. UPVC double glazed bay window to front, electric heater.

Kitchen/Breakfast Room **11'8 x 9'4**. Fitted with a range of gloss cream white units comprising eye level cupboards with work surfaces, drawers & cupboards below, white ceramic single drainer sink with mixer taps, built-in electric oven, ceramic hob & stainless-steel cooker hood, space & plumbing for slim line dishwasher & washing machine, space for under counted fridge & freezer, 3 fully tiled walls, electric heater, 2 UPVC double glazed windows to rear.

Outside The flat benefits from its own lawn garden area to the rear, a **GARAGE** and parking for 1 vehicle.

Note **Included in the sale are all carpets, vinyl floor coverings, curtains, blinds, fridge, freezer and dish washer. The property can be sold with vacant possession or with a high-quality tenant if preferred, should the property be purchased as a buy-to-let.**

Lease Information The seller is prepared to negotiate regarding the cost of having a new long-term lease drawn up. The original lease commenced on 4/10/1985. The most recent annual service charge amount was £182.15 which included the buildings insurance contribution and ground rent. Please note this figure can vary each year.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 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.