

COMPASS

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LOWER MARINE PARADE, DOVERCOURT

FOR SALE IS THIS TOP FLOOR APARTMENT SITUATED IN A GATED SEA FRONT DEVELOPMENT WITH EXTENSIVE SEA VIEWS & NO ONWARD CHAIN



LEASEHOLD PRICE £215,000 O.N.O.

- * 2 BEDROOM SECOND FLOOR APARTMENT ***
- * LOUNGE/KITCHEN/BREAKFAST ROOM ***
- * BATHROOM * EN-SUITE * DOUBLE GLAZING ***
- * GAS C/H * SECURE CAR PARKING * NO CHAIN ***
- * BALCONY WITH EXTENSIVE SEA VIEWS ***

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Phoenix Pavilions, Lower Marine Parade, Dovercourt, Harwich CO12 3SS...

Communal Entrance door with security entry phone system to: -

Communal Hall

Stairs to second floor & private entrance door to: -

Entrance Hall

Entry phone, radiator, built-in storage cupboard, telephone point, doors to all rooms except en-suite.

Open Plan Lounge/Dining/Kitchen/Breakfast Room 25'2 x 15'5 (11'3 min).

Lounge Area

16'8 x 11'3. Laminate floor, radiator, TV point, large double glazed patio doors with double glazed side panels leading to the balcony with extensive sea views.

Kitchen/Dining/ Breakfast Area

15'5 (13'2 min) x 8'7. 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, built-in electric oven, gas hob & stainless steel extractor fan, integrated fridge/freezer & washing machine, plumbing for dish washer, island unit with drawers & breakfast bar, tiled splash backs, cupboard housing gas fired boiler, laminate floor, sunken lighting, radiator, door to hall, double glazed feature porthole window to side with sea views.

Bedroom 1

13' x 11'3. Double glazed window to front with sea views, radiator, built-in mirror fronted wardrobes, glazed door to small side balcony, door to: -

En-Suite

White suite comprising of wash hand basin with mixer taps & pop-up waste, close-coupled WC, tiled shower cubicle, part tiled walls, shaver point, chrome heated towel radiator, extractor fan, sunken lighting, ceramic tiled floor, opaque double glazed window to side.

Bedroom 2

11'3 x 7'9. Double glazed window to front with sea views, radiator.

Bathroom

Fully tiled white suite comprising of close-coupled WC, pedestal wash hand basin with mixer taps & pop-up waste, panel bath with shower mixer taps, shaver point, chrome heated towel radiator, extractor fan, sunken lighting, ceramic tiled floor.

Outside

The gated development is reached by car or pedestrian gates to the front leading to the car park which has 1 allocated parking space for the flat & visitors parking spaces.

Note

The lease term is 125 years from 2007. The annual service charge payable for 2024 is £1,807.25, which includes the annual building insurance contribution for the flat. No ground rent is demanded. Please note these figures can vary each year.

Council Tax

Band C: £1,856.07 pa (April 2024 – March 2025).

Note

The property is being sold with vacant possession or the existing tenant is interested in remaining if bought as a buy-to-let (further details available on request).

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.

All internal photos were taken prior to latest tenancy in 2020.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor



20 Phoenix Pavilions