

COMPASS

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

LOWER MARINE PARADE, DOVERCOURT



FOR RENT @ £1500pcm DEPOSIT £1700

**SEA FRONT PENTHOUSE APARTMENT
2 SEA FRONT BALCONIES, 2 BEDROOMS,
FEATURE OPEN PLAN LIVING SPACE WITH
LIVING/DINING/KITCHEN/BREAKFAST ROOM
BATHROOM, EN-SUITE, DOUBLE GLAZING
SNUG/STUDY, LIFT or STAIR ACCESS, GAS C/H
SECURE PARKING, EXTENSIVE SEA VIEWS
UNFURNISHED, AVAILABLE NOW**

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk





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

Communal entrance door to: -

Communal Entrance Hall	Stairs & lift to second floor landing with private entrance door to: -
Entrance Lobby	Radiator, built in storage cupboard housing electric consumer unit, door to: -
Hall	Doors to all rooms except en-suite & snug, security entry phone.
Feature Open Plan Living/Dining/Kitchen/Breakfast Room 27' (22'3 min) x 22'3.	
Kitchen/ Breakfast Area	Fitted white units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless-steel built-in oven, gas hob & chimney style extractor fan, island unit with worksurface, drawers & breakfast bar under, integrated fridge freezer & dishwasher, non-maintained washing machine, stainless steel 1½ bowl single drainer sink with mixer taps, tiled splash backs, inset lighting, cupboard housing gas combi boiler, open to: -
Living/ Dining Room	2 radiators, laminate floor, double glazed window & 2 double glazed sliding patio doors to 2 front balconies with extensive sea views, open double doorway to: -
Snug/Study	10' min x 9'. Large full height double glazed window to front with extensive sea views, laminate floor, radiator, fitted shelving.
Bedroom 1	13'3 (14'5 max) x 10'9 (9'10 min). Double glazed French doors to small side balcony with extensive sea views, radiator, fitted mirror fronted wardrobes to 1 wall, further freestanding wardrobes, door to: -
En-Suite	White suite comprising tiled shower cubicle, pedestal hand wash basin with chrome mixer taps & pop-up waste, close-coupled WC, chrome heated towel radiator, extractor fan, inset lighting, shaver point, tiled to 2 walls, tiled floor.
Bedroom 2	9' x 8'3 (6'5 min). Double glazed window to side with extensive sea views, radiator, built in wardrobe cupboard.
Bathroom	8' x 8' max. White suite comprising panelled bath with shower mixer taps & glazed screen, pedestal hand wash basin with chrome mixer taps & pop-up waste, close-coupled WC, chrome heated towel radiator, extractor fan, inset lighting, shaver point, tiled to 3 walls, tiled floor.
Outside	The apartment benefits from 2 good size front balconies with glass fronts to give extensive uninterrupted sea views. The gated development is reached by car or pedestrian gates to the front leading to the car park which has 1 allocated parking space.
Council Tax	Band D: £2,088.08 pa (April 2024 - March 2025).