

COMPASS

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THE DRIVE, DOVERCOURT



FOR RENT @ £850 pcm DEPOSIT £950

**SPACIOUS 2nd FLOOR FLAT WITH SEA VIEWS
2 DOUBLE BEDROOMS, LOUNGE
WHITE FITTED KITCHEN, RADIATOR C/H
BATHROOM & SEPERATE WC
BALCONY, CAR PORT, BLOCK CCTV
NO SMOKERS OR PETS, AVAILABLE NOW**

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Communal Entrance door to: -

- Communal Hall** Stairs to second floor & private entrance door to: -
- Entrance Hall** Entry phone system, electric radiator, built in storage cupboard, airing cupboard with shelving, doors to all rooms.
- Lounge** **16'1 x 12'9**. UPVC double glazed window to side, electric radiator, coved ceiling, double glazed sliding patio doors to balcony with extensive sea views across Dovercourt Bay to Walton-on-the-Naze.
- Kitchen** **10'8 x 8'3**. Fitted with a range of white units comprising eye level cupboards with work surfaces, drawers & cupboards below, stainless steel single drainer stainless steel sink unit with mixer tap & cupboard under, built-in electric oven, ceramic hob & cooker hood, new fridge/freezer, plumbing for washing machine, tiled splashbacks, fire blanket & extinguisher, coved ceiling, double glazed window to rear with sea views.
- Bedroom 1** **12'10 x 12'**. Dual double glazed windows to front with sea views, electric radiator, coved ceiling.
- Bedroom 2** **12' x 10'**. Double glazed window to side, electric radiator, coved ceiling.
- Bathroom** Part tiled white suite comprising panelled bath with shower mixer taps & shower screen, pedestal wash hand basin, heated towel rail, fan heater, coved ceiling, double glazed opaque window to rear.
- Separate WC** White close coupled WC, coved ceiling, double glazed opaque window to rear.
- Outside** Communal gardens surround the block and to the rear is a **CAR PORT** allocated to the flat.
- Council Tax** Band B: £1,624.06 pa (April 2024 - March 2025).
- Note** No smokers or pets/animals. No young children are allowed but 1 older child may be considered. Housing benefit will only be considered if tenants income is £25,500 or more and with a guarantor earning at least £31,000 pa. This flat is located on the top floor and there is no lift in this block. All carpets, curtains & blinds will remain.

