

# COMPASS

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## TYLER STREET, PARKESTON

**FOR SALE IS THIS WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT  
WITH GAS C/H, DOUBLE GLAZING, PARKING & NO ONWARD CHAIN**



## REDUCED TO £116,995 LEASEHOLD

- \* FIRST FLOOR FLAT WITH 2 DOUBLE BEDROOMS \* LOUNGE \*
- \* KITCHEN WITH BUILT IN OVEN & HOB \* BATHROOM \* GAS C/H \*
- \* DOUBLE GLAZING \* NO ONWARD CHAIN \* EPC RATING – B \*
- \* RESIDENTS PARKING WITH ALLOCATED SPACE \*

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## **The Anchorage, Tyler Street, Parkeston, Harwich CO12 4PY...**

### **Communal Entrance door with security entry phone system to: -**

<b>Communal Hall</b>	With stairs to first floor & private entrance door to: -
<b>Entrance Hall</b>	Loft hatch, built-in storage cupboard, doors to all rooms except lounge.
<b>Bedroom 1</b>	<b>12'8 (12'2 min) x 8'5.</b> UPVC double glazed window to rear, radiator.
<b>Bedroom 2</b>	<b>11' min x 9'3.</b> UPVC double glazed window to rear, radiator.
<b>Bathroom</b>	White suite comprising of panelled bath with chrome shower mixer taps, close-coupled WC, pedestal wash hand basin, shaver point, radiator, heated towel rail, mostly tiled walls, extractor fan.
<b>Kitchen</b>	<b>13'6 x 6'6 (5' min).</b> Fitted with a range of units comprising eye level cupboards, work surfaces, base level drawers & cupboards, stainless steel single drainer sink unit with mixer taps, built-in oven, hob & cooker hood, space for upright fridge/freezer, space & plumbing for washing machine, gas boiler, radiator, coved ceiling, inset lighting, entry phone, open to: -
<b>Lounge</b>	<b>18' (13'6 min) x 8'2.</b> UPVC double glazed window to front, radiator, coved ceiling.
<b>Outside</b>	The flat has 1 allocated parking space in the car park to the rear of the development. There are also visitors spaces.
<b>Council Tax</b>	Band A: £1,472.68 pa (April 25 - March 2026).
<b>Lease Details</b>	The lease has 169 years remaining. The original 99-year lease commenced in February 2005 and a further 90 years was added to it in 2024. There is no ground rent payable. The estimated service charge payable for 2025 is £1,832.92.



EPC...

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