

COMPASS

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



TYLER STREET, PARKESTON

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



PRICE £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 ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

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



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

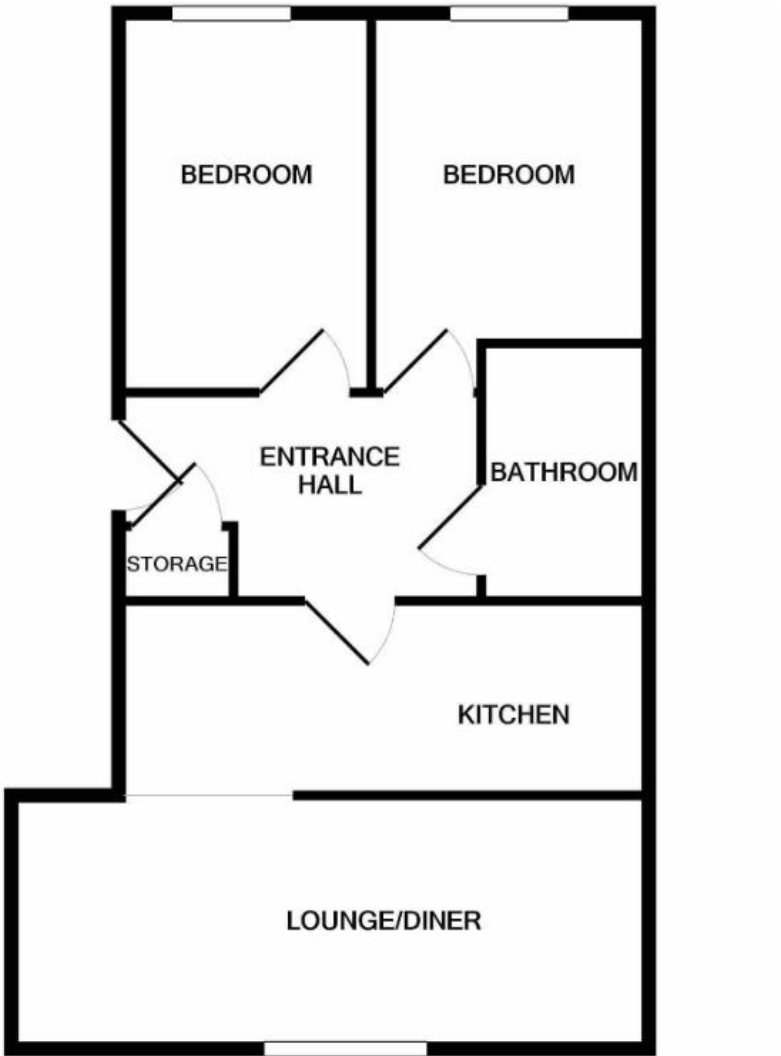
Communal Entrance door with security entry phone system to: -

Communal Hall	With stairs to first floor & private entrance door to: -
Entrance Hall	Loft hatch, built-in storage cupboard, doors to all rooms except lounge.
Bedroom 1	12'8 (12'2 min) x 8'5. UPVC double glazed window to rear, radiator.
Bedroom 2	11' min x 9'3. UPVC double glazed window to rear, radiator.
Bathroom	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.
Kitchen	13'6 x 6'6 (5' min). 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: -
Lounge	18' (13'6 min) x 8'2. UPVC double glazed window to front, radiator, coved ceiling.
Outside	The flat has 1 allocated parking space in the car park to the rear of the development. There are also visitors spaces.
Council Tax	Band A: £1,472.68 pa (April 25 - March 2026).
Lease Details	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. Service charge costs to be confirmed by the agent.

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		

Floorplan...



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.