

COMPASS

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HERON WAY, DOVERCOURT

**FOR SALE & OFFERING AN INVESTMENT OPPORTUNITY IS THIS WELL
PRESENTED 1 BEDROOM FLAT WITH A GOOD LONG-TERM TENANT**



PRICE £125,000 LEASEHOLD

**MODERN 1 BEDROOM GROUND FLOOR FLAT
LOUNGE/KITCHEN, BATHROOM, GAS C/H
NEW FLOOR COVERINGS, DOUBLE GLAZING
ALLOCATED OFF ROAD PARKING SPACE
INVESTMENT OPPORTUNITY, EPC RATING - C**

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

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

Tern House, Heron Way, Dovercourt, Harwich CO12 3FL...

Communal entrance door to communal hall with private entrance door to: -

Entrance Hall	Doors to all rooms, entry phone, storage cupboard, radiator, new LVT flooring.
Bedroom	13'5 (11' min) x 8'4. UPVC double glazed window to front, radiator, new LVT flooring.
Bathroom	White suite comprising panelled bath with separate shower above & glazed screen, pedestal hand wash basin, close-coupled WC, part tiled walls, radiator, extractor fan.
Lounge/Kitchen	15' x 11'2 (8'8 min). UPVC double glazed window to front, radiator, TV point, cupboard housing gas boiler, kitchen area with fitted eye level cupboards with work surfaces, drawers & cupboards under, built in oven, hob & extractor hood, stainless steel 1½ bowl single drainer sink unit with mixer taps, tiled splash backs, plumbing for washing machine.
Outside	Communal gardens & one allocated off-street parking space to the front of the flat.
Council Tax	Band A: £1,392.05 pa (April 2024 - March 2025).
Note	The property is being sold with a good long-term AST tenant. Further details available on request. Flat redecorated throughout and new LVT flooring fitted in bedroom & hall in June 2024.
Lease Details	There is 109 years remaining on the 125-year lease that commenced on the 1 st January 2009. Annual ground rent is payable and capped at £200 pa. There is an annual service charge payable which for 2025 is £967 and includes the buildings insurance. Please note this figure can vary each year.



Internal photos taken prior to latest tenancy in 2016 (bedroom & hall have recently had new LVT flooring fitted).



EPC...

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