COMPASS

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



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

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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 1st 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.

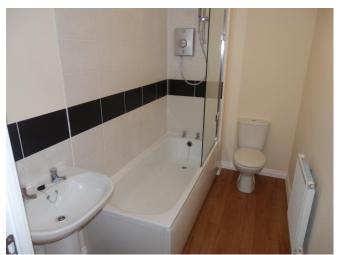


Internal photos taken prior to latest tenancy in 2016 (bedroom & hall have recently had new LVT flooring fitted.

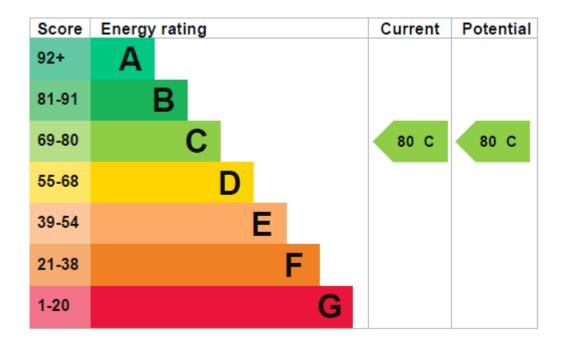








EPC...



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.