

# COMPASS

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## KINGS HEAD STREET, HARWICH

**FOR SALE IS THIS 1 BEDROOM GROUND FLOOR FLAT  
LOCATED IN OLD HARWICH WITH NO ONWARD CHAIN**



## PRICE £90,000 LEASEHOLD

**1 BEDROOM GROUND FLOOR FLAT  
LOUNGE, KITCHEN, BATHROOM  
DOUBLE GLAZING, PARKING  
NO ONWARD CHAIN**

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## Kings Head Street, Harwich CO12 3EF...

### Communal entrance doors to the front & rear of the block leading to: -

<b>Communal Hall</b>	With 2 storage cupboards & new composite security flat entrance door to: -
<b>Entrance Hall</b>	With entry phone, cloaks/storage cupboard, doors to all rooms.
<b>Bedroom</b>	<b>12' x 11'4.</b> Double glazed window to front.
<b>Bathroom</b>	Comprising panelled bath, pedestal hand wash basin, close-coupled WC, part tiled walls, fan heater, opaque double-glazed window to rear.
<b>Lounge</b>	<b>13'4 (12'2 min) x 12.</b> Double glazed ½ bay window to front, electric fireplace, laminate flooring.
<b>Kitchen</b>	<b>12'2 (9'10 min) x 9.</b> Fitted units comprising eye level cupboards with worksurfaces, drawers & base level cupboards under, stainless steel single drainer sink unit with mixer tap, tiled splash backs, built in oven, gas hob & hood, space for fridge & freezer, cupboard housing fuse box & electric meter, airing cupboard housing hot water cylinder (needs replacing), double glazed window to rear.
<b>Outside</b>	To the rear is a residents car park, clothes drying lines & bin areas.
<b>Council Tax</b>	Band A: £1,392.05 pa (April 2024 - March 2025).
<b>Lease Details</b>	There is 89 years remaining on the 125-year lease which commenced on 29 <sup>th</sup> February 1988. The estimated annual service charge for 2022-2023 was £125 including £10 ground rent. More recent charges to be advised.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	51   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.*