

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

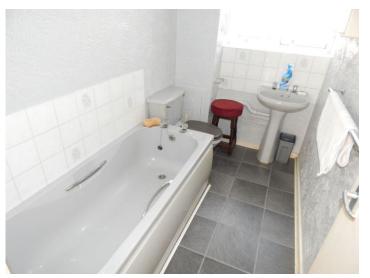
28 Kingsway Dovercourt Harwich Essex CO12 3AB (T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk

Compass (Harwich) Ltd. Reg No: 5840889. Reg Office: 195 Main Road, Dovercourt, Harwich, Essex, CO12 3PH, England











Kings Head Street, Harwich CO12 3EF...

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

- **Communal Hall** With 2 storage cupboards & new composite security flat entrance door to: -
- **Entrance Hall** With entry phone, cloaks/storage cupboard, doors to all rooms.
- Bedroom 12' x 11'4. Double glazed window to front.
- **Bathroom** Comprising panelled bath, pedestal hand wash basin, close-coupled WC, part tiled walls, fan heater, opaque double-glazed window to rear.
- Lounge 13'4 (12'2 min) x 12. Double glazed ¹/₂ bay window to front, electric fireplace, laminate flooring.

Kitchen12'2 (9'10 min) x 9. 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.

- **Outside** To the rear is a residents car park, clothes drying lines & bin areas.
- Council Tax Band A: £1,392.05 pa (April 2024 March 2025).
- Lease Details There is 89 years remaining on the 125-year lease which commenced on 29th 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+	Α		
81-91	B		
69-80	С		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.*