

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*



REDUCED TO £87,500 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: -

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 ½ bay window to front, electric fireplace, laminate flooring.
Kitchen	12'2 (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: £1,446.65 pa (April 2025 - March 2026).
Lease Details	There is 89 years remaining on the 125-year lease which commenced on 29 th February 1988. The annual service charge for 2023-2024 was £195 including £10 ground rent. More recent charges to be advised once received.

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.*