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ALBEMARLE STREET, HARWICH

**NEWLY UPDATED 2 BEDROOM FIRST FLOOR FLAT WITH NEW CARPETS, OVEN & HOB
BALCONY, GAS C/H, DOUBLE GLAZING, RESIDENTS CAR PARK & NO ONWARD CHAIN**



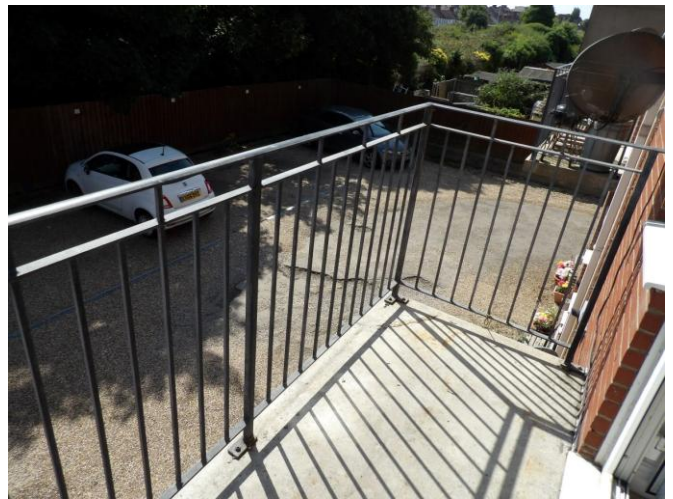
PRICE £124,500 LEASEHOLD

**NEWLY UPDATED FIRST FLOOR FLAT
2 DOUBLE BEDROOMS * BATHROOM
LOUNGE/KITCHEN WITH NEW OVEN & HOB
GAS C/H * DOUBLE GLAZING * BALCONY
NEW CARPETS & VINYL * NO ONWARD CHAIN
RESIDENTS CAR PARK TO THE REAR**

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Albemarle House, Albemarle Street, Harwich CO12 3HL...

Communal Entrance Door to: -

Communal Hall With stairs to first floor & private entrance door to: -

Hall New wood effect vinyl flooring, doors to all rooms, built in storage cupboard.

Lounge/Kitchen **16' x 11'4 max.** Southerly aspect brings light & airy feel to this room.
Lounge Area: Radiator, new carpet, open to kitchen, UPVC double glazed French doors & windows to south facing balcony (**8' x 3'4**).
Kitchen Area: Fitted eye level cupboards with work surfaces, drawers & cupboards below, new built in electric oven, gas hob & cooker hood, plumbing for washing machine, new vinyl flooring, UPVC double glazed window to rear.

Bedroom 1 **10'6 x 9'10.** UPVC double glazed window to front, radiator, new carpet.

Bedroom 2 **9'9 x 9'3 (7'7 min).** UPVC double glazed window to front, radiator, new carpet.

Bathroom White suite comprising panelled bath with shower mixer taps, close-coupled WC, pedestal hand wash basin, part tiled walls, radiator, new wood effect vinyl flooring.

Parking Large residents car park to the rear.

Council Tax Band A: £1,446.65 pa (April 2025 - March 2026).

Lease Details There are 104 years remaining on the 125-year lease which commenced on 29th September 2004. The current years' service charge amount is £621.48 and includes the building insurance. This is billed twice yearly (£310.74). The current yearly ground rent payable is £200. Please note that the service charge amount is variable each year and the ground rent may rise in the future.

Note The property has been redecorated with new carpets & vinyl flooring throughout. The kitchen benefits from a new oven, hob & cooker hood.





EPC RATING B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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 enquiry through their own legal representative.