

# COMPASS

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## WEST STREET, HARWICH



**FOR RENT @ £520pcm    DEPOSIT £600**

**MODERNISED GROUND FLOOR STUDIO FLAT  
LOUNGE/BEDROOM, KITCHEN, DOUBLE GLAZING  
ELECTRIC HEATING, SHOWER ROOM  
NO PETS or SMOKERS, OVER 40's ONLY  
AVAILABLE NOW, SINGLE OCCUPANCY ONLY  
**REASONABLE WATER COSTS INCLUDED IN RENT****

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## Flat 1, 1 West Street, Harwich CO12 3DA...

### Communal entrance door to:

**Communal Hall** With door to rear courtyard & private entrance door to: -

**Lounge/Bedroom** **13' x 12'7.** 2 UPVC double glazed windows to front, night storage heater, **new carpet to be fitted**, open doorway to: -

**Kitchen** **6'7 x 5'6.** Fitted eye level cupboards with work surfaces, drawers & cupboards under, fitted ceramic 2 ring hob, free standing under counter fridge/freezer\*, microwave oven\*, stainless steel sink, UPVC double glazed window to rear, door to: -

**Shower Room** White suite comprising shower cubicle, hand wash basin, close-coupled WC, chrome heated towel radiator, extractor fan, UPVC double glazed opaque window to rear.

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

**Note** **Reasonable water costs are included in the monthly rent so there are no separate water costs to pay, saving tenants approx. £25/30 per month. \* Fridge freezer & microwave are left on a non-maintained basis.**

