

COMPASS

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MAIN ROAD, HARWICH



FOR RENT £675pcm DEPOSIT £775

**1 BEDROOM TOP (3rd) FLOOR FLAT
OPEN PLAN LOUNGE/KITCHEN
SHOWER ROOM, ELECTRIC HEATING
DOUBLE-GLAZING, OFF-STREET PARKING
AVAILABLE NOW, UNFURNISHED**

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Main Road, Harwich CO12 3LP...

Communal entrance door to: -

Communal Hall Stairs to first floor & private entrance door to: -

Entrance Lobby Cupboard housing electric meter & consumer unit, stairs to top floor.

Hallway Inset ceiling lighting, doors to all rooms.

Bedroom **13' x 10'5 min.** Double glazed window to rear with far reaching estuary views & fitted blind, electric heater.

Shower Room White suite comprising tiled shower cubicle, close-coupled WC, vanity hand washbasin with chrome mixer tap & cupboard under, wall mirror, extractor fan, inset ceiling lighting, opaque double glazed window to side with fitted blind.

Open Plan Lounge/Kitchen 16'8 min x 12'10 (11'2 min)

Lounge Double glazed window to front with fitted blinds, electric fire, night storage heater, laminate flooring, open to: -

Kitchen Fitted work surfaces with cupboards & drawers under, stainless steel single drainer sink unit, built in oven, hob & hood, tiled splash backs, non-maintained fridge, non-maintained washing machine, laminate flooring, double glazed opaque window to side with fitted blind, airing cupboard.

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

Note There is residents off street parking to the rear.
No dogs/cats/pets are permitted in this block.
Guarantor may be required, depending on circumstances & income of prospective tenant(s).

