

COMPASS

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WEST STREET, HARWICH



FOR RENT @ £450 pcm DEPOSIT £515

**FULLY MODERNISED GROUND FLOOR STUDIO FLAT
LOUNGE/BEDROOM, NEW KITCHEN, DOUBLE GLAZING
NEW HEATING, NEW CARPETS, NEW SHOWER ROOM
NO PETS or SMOKERS, OVER 40's ONLY
AVAILABLE NOW, UNFURNISHED**

*** 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 13'10 x 12'7. 2 UPVC double glazed windows to front, night storage heater, new carpet, open doorway to: -

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

New 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: £1,205.39 pa (April 2020-March 2021).

Note Reasonable water costs are included in the monthly rent so there are no separate water costs to pay, saving tenants approx. £25 per month. An additional small room may be available to use as an office for any tenant who may be working from home due to Covid-19. Any tenant will have access to a separate wash room in the block that has a washing machine.

