



RE/MAX

PROPERTY HUB



13 Park Court, Harwich, CO12 3DF

Offers over £80,000

This delightful one bedroom apartment for OVER 55'S is perfectly situated within easy walking distance of the town centre, beach and seafront, railway station and has a direct outlook over the Pavilion Green. Secure entry phone system, open plan style lounge & kitchen, bedroom, wetroom, communal gardens and residents parking. Being sold with NO ONWARD CHAIN and in excellent decorative order

Strictly Over 55's

Council Tax: A
EPC: C

Leasehold: 99 years from 15 November 1999
Ground Rent: £100 per annum
Service Charge: Approx £800 per annum

Entrance Hall

With entry phone system, two built in storage cupboards and doors to all rooms

Lounge 20'8" x 10'6" (6.30 x 3.22)

With window overlooking the Pavilion Green to front aspect, wall mounted electric heater and opening to kitchen area

Kitchen

Fitted with a modern range of wall and base units, ceramic sink/drainage, built in electric oven, hob & extractor hood, plumbing for washing machine

Bedroom 11'7" x 9'3" (3.55 x 2.83)

Double bedroom with built in wardrobe and window to front aspect, loft access

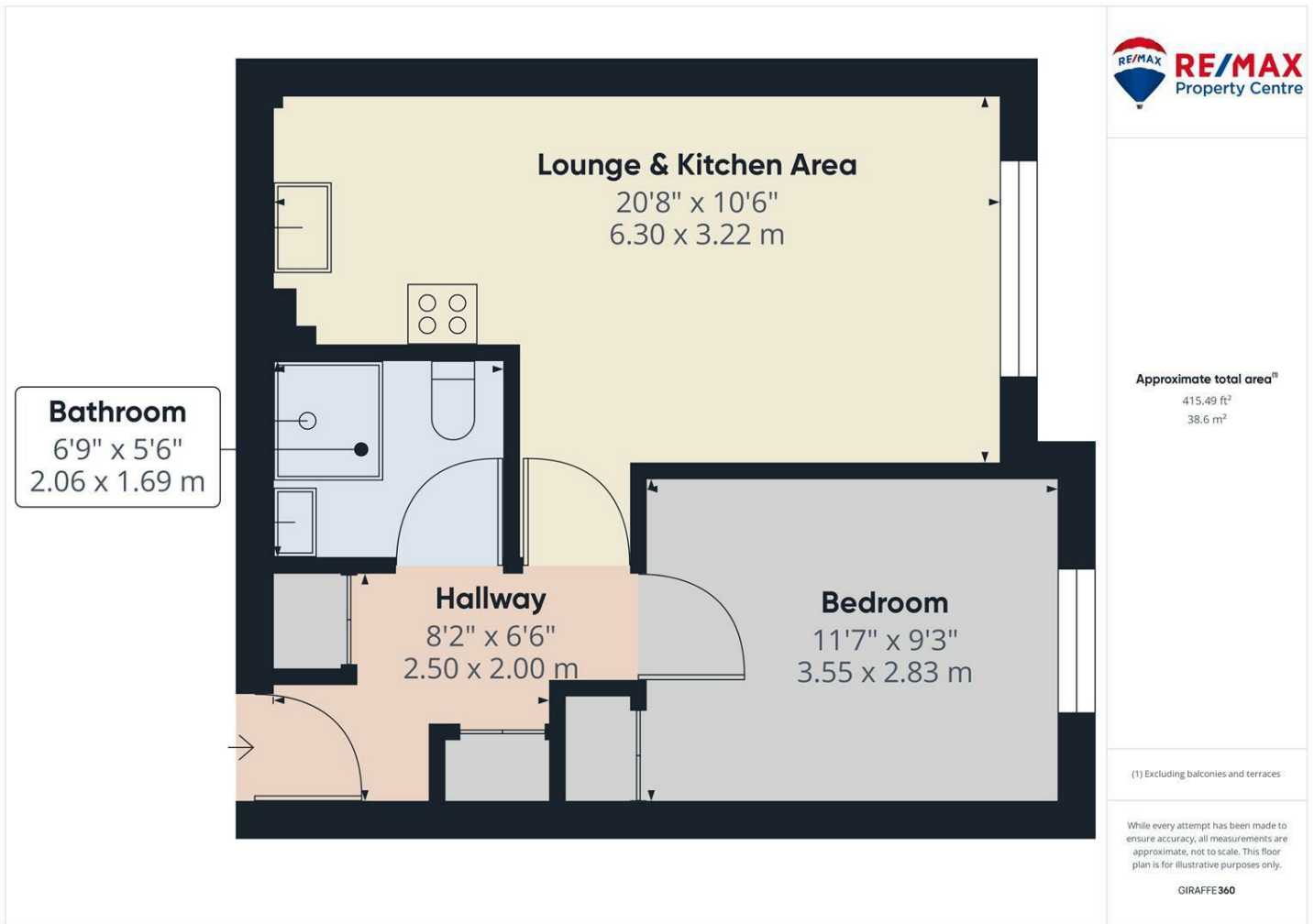
Wet Room 6'9" x 5'6" (2.06 x 1.69)

Suite comprising a low level WC, pedestal wash hand basin and a spacious shower area with an electric Mira shower and handrails

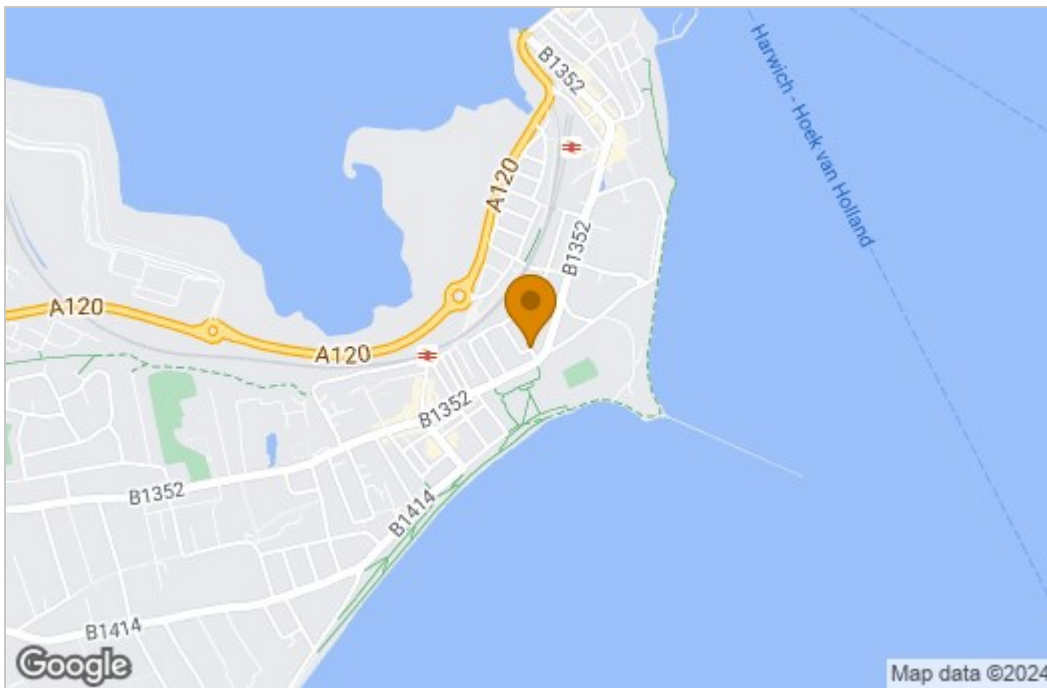
External Areas:

The property benefits from well kept pleasant communal areas including gardens and a car park for residents and visitors

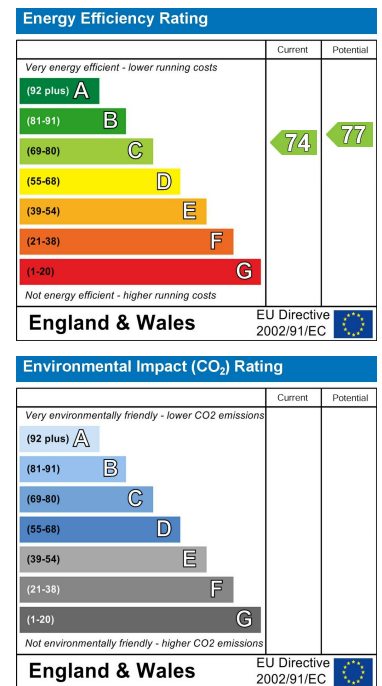
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,

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