



# RE/MAX PROPERTY HUB



## The Gables Marine Parade, Harwich, CO12 3RF Price £220,000

This stunning 2 Bedroom Duplex apartment offers direct seaviews which can be enjoyed from both bedrooms, lounge and the large balcony, open plan by design and offering 2 double bedrooms, bathroom, lounge/diner, kitchen area, upstairs WC and utility area as well as communal gardens and 2 allocated parking spaces, being sold with No Onward Chain, early viewing is recommended!

Awaiting EPC

## Lower Floor Accommodation:

### [Entrance Hall](#)

UPVC entrance door, double storage cupboard, spiral staircase to first floor and doors to both bedrooms and family bathroom

### [Bedroom 1 15'9" x 8'2" \(4.82 x 2.49\)](#)

With window to front aspect, beautiful seaviews

### [Bedroom 2 13'11" x 8'0" \(4.25 x 2.44\)](#)

With window to front, beautiful seaviews

### [Family Bathroom 9'4" x 6'11" \(2.85 x 2.11\)](#)

Modern suite comprising:- panelled bath with shower over, low level WC, wash basin in vanity unit, complimentary wall tiling, opaque window to rear aspect

## Upper Floor Accommodation:

### [Open Plan Living Area 25'5" x 16'6" \(7.77 x 5.05\)](#)

Spacious and full of natural light from the UPVC sliding double doors leading onto the large balcony area, incorporates a lounge, dining and kitchen area, door leading through to inner lobby and WC/utility

### [Kitchen Area](#)

Fitted with a modern range of wall and base units, integrated appliance including built in Neff double oven/microwave, hob, extractor hood, fridge, freezer, dishwasher, butler sink and complimentary wall tiling, window to rear aspect

### [Inner Lobby](#)

Built in storage cupboard and door leading to:-

### [WC/Utility](#)

Low level WC, corner wash basin in vanity unit, washer/dryer to remain and opaque window to rear aspect

### [Outside Areas:](#)

The large balcony area offers amazing seaviews, artificial grass underfoot

Pleasant communal gardens to enjoy and 2 allocated parking spaces for off road parking.

Residents are also permitted to use the communal bike store and storage area

### [Agents Note:](#)

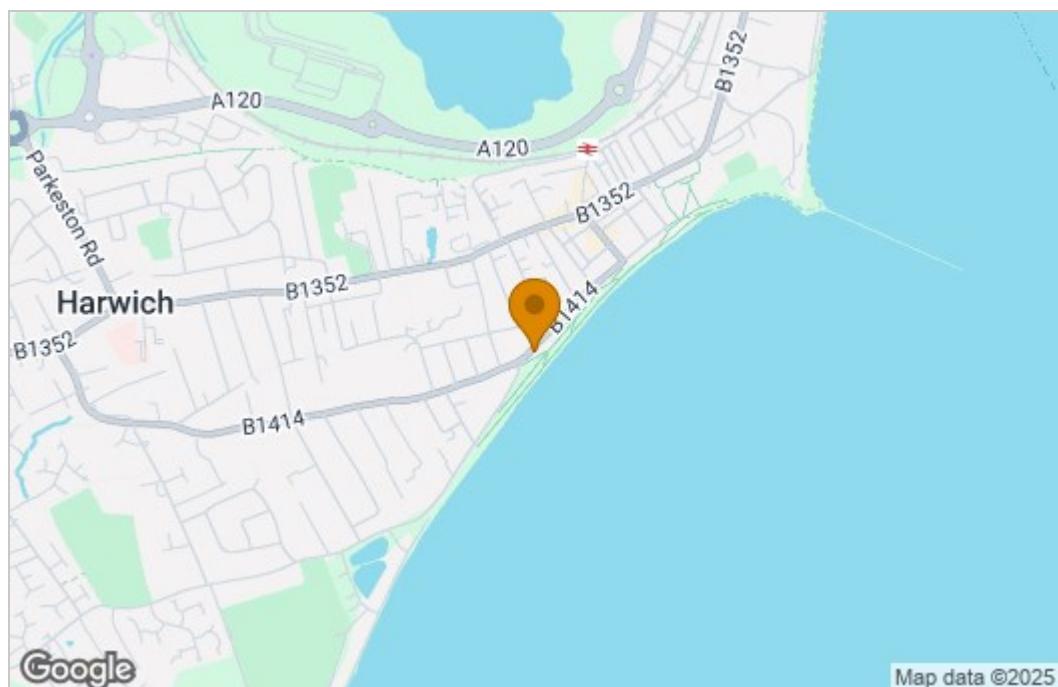
This property has Share of Freehold, length of lease: 999 years from 1976, with 950 years remaining.

Service Charge: £1,500 per annum

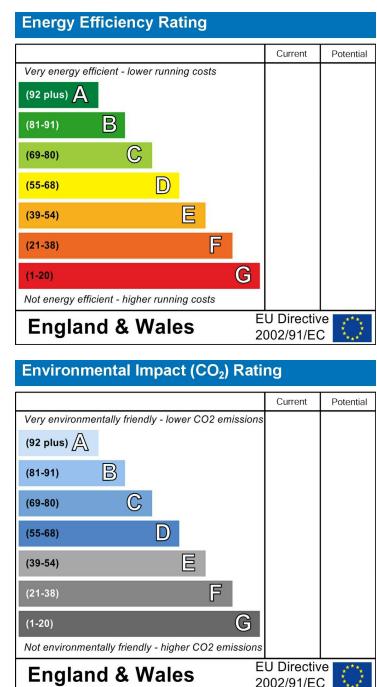
## Floor Plan



## Area Map



## Energy Efficiency Graph



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